

Tailored Terms to Suit Your Needs...

Freehold

- Each building available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold

- Flexible lease terms available to suit your business needs.

Quoting Prices

- Price and rental figures available on application.

VAT

- VAT will be charged on rent and sale prices.



A Secure Environment = Peace of Mind



Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.

Location

- Off the A329 to the south of Junction 10, M4 Wokingham is in the heart of the Thames Valley. Wokingham is situated to the west of Bracknell with Reading easily accessible to the north and Camberley/Fleet to the south.
- Millars Brook is located on the northern side of Molly Millars Lane which is Wokingham's main business area to the south of the town.
- Wokingham Rail Station is within easy walking distance and provides a regular service to Reading and London Waterloo.

Distances (approx)

| | |
|----------------|----------|
| M4 Junction 10 | 6 Miles |
| M3 Junction 3 | 11 Miles |
| Heathrow/M25 | 26 Miles |

Rail (fastest)

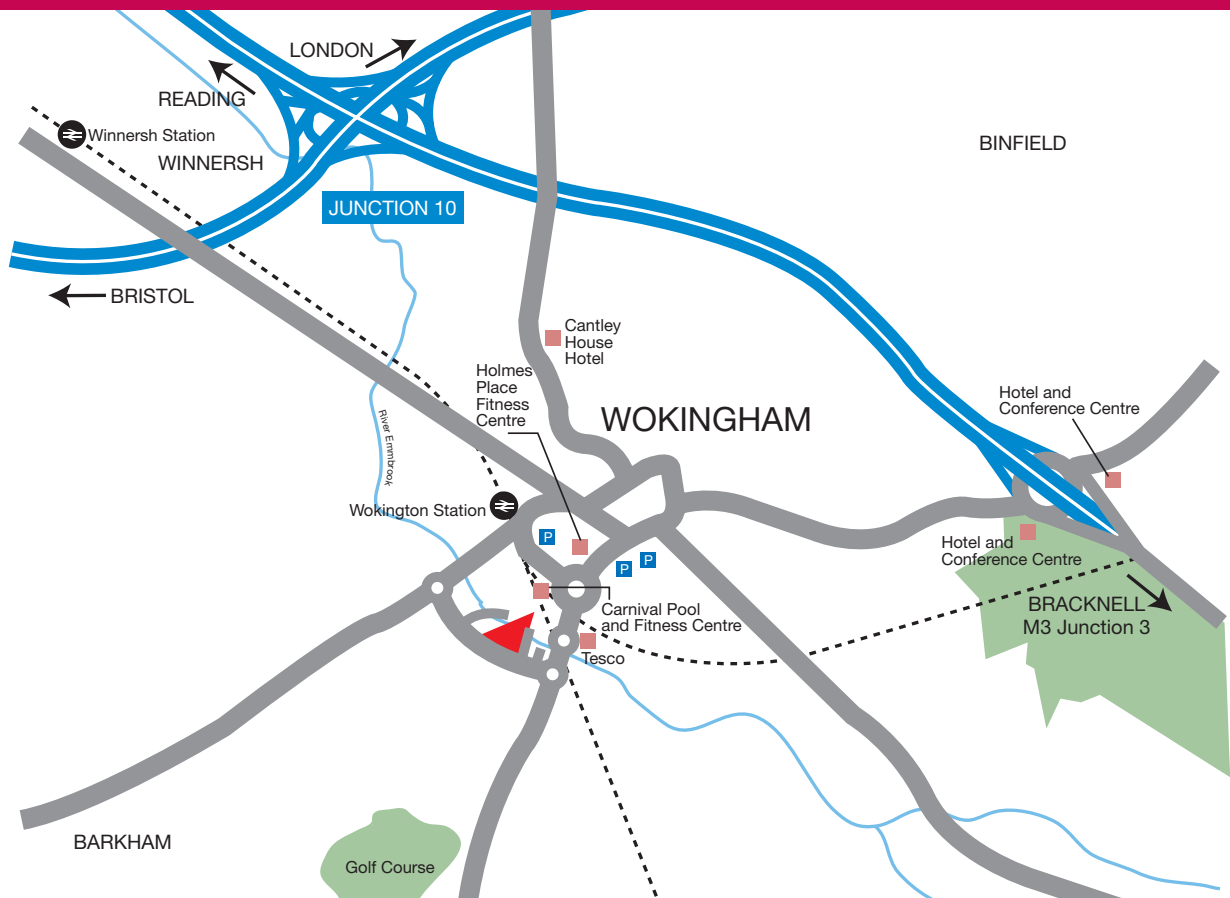
| | |
|---|------------|
| Workingham - Reading | 9 Minutes |
| Paddingham (from Reading) | 25 Minutes |
| Regular coach link to Heathrow from Reading | |



comes to...

Millars Brook

MOLLY MILLARS LANE, WOKINGHAM, BERKSHIRE



A Development By:

Agents:



BUSINESS HOMES

0870 441 2222

www.businesshomes.co.uk

Speak to Development Director
James Houlston



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comes to...

Millars Brook

MOLLY MILLARS LANE, WOKINGHAM, BERKSHIRE

First impressions... *last.*

For Sale or To Let Two storey self contained offices

From **1,324 ft²** (123 m²) to **6,168 ft²** (573 m²)

www.businesshomes.co.uk



• Self contained 2 storey • Designated free car parking • Your own front door

Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

Attention to Detail, Inside and Out



• Each floor self contained • Suites from 1,324 ft² - 6,168 ft² • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.

Tel: 0870 441 2222



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

A Quality Specification for Quality Businesses



Fully accessed raised floors



Male & female w.c's on each floor



Air conditioning as standard (comfort cooling/conditioning)

Finished to a Market Leading Specification



Tailor-made telecommunications and connectivity to suit



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available

All photos are indicative.



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MOLLY MILLARS LANE, WOKINGHAM, BERKSHIRE

Millars Brook, Molly Millars Lane, Wokingham, Berkshire



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