

To Let

**Unit 8, Sterling Centre, Bracknell, Berkshire, RG12
2PW**

23,557 sq ft (2,188.52 sq m) GIA

- 8.2m clear height
- Two loading doors
- Covered loading bay
- Ample parking spaces



Location

Bracknell is well located midway between the M3 and M4 motorways. Direct access is obtained to the M4 at Junction 10 via the A329(M) and the M3 at Junction 3 via the A322. Both links provide excellent access to the M25 and the entire motorway network.

Description

The property is to be refurbished and comprise of a semi-detached modern warehouse/industrial unit with barrier entrance which is constructed with a full height brick and glazed front elevation and incorporate profile metal cladding on the other sides. The property is portal framed, has a pitched roof, a covered loading bay and ample designed parking spaces are available on-site. The unit also benefits from fitted offices.

Amenities

Warehouse

- 8.2m (26 ft) clear height, rising to 10.3m apex
- 40 KN/m² floor loading
- 2 electric loading doors
- Covered loading bay
- Three phase power
- Gas supply

Offices

- Comfort cooling
- Suspended ceilings with recess lighting
- Passenger lift
- Male/female and disabled WC's
- Gas central heating
- Double glazing

Accommodation

The property has been measured to provide the following Approximate Gross Internal Areas:-

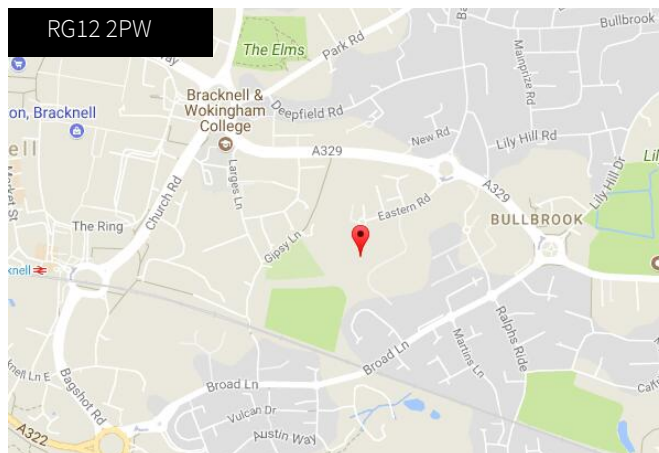
| Description | Sq ft | Sq m |
|-----------------------|---------------|-----------------|
| Warehouse | 17,252 | 1,602.76 |
| GF Reception / Office | 2,334 | 216.84 |
| FF Offices | 3,152 | 292.83 |
| Canopy | 818 | 75.99 |
| Total | 23,556 | 2,188.42 |

EPC

This property has been graded as 26 B.

Rent

Available on Request



Contacts

JLL

Shaun Rogerson

+44 (0)207 087 5307

Shaun.Rogerson@eu.jll.com

JLL

Phoebe Farrell

+44 (0)207 087 5951

Phoebe.Farrell@eu.jll.com

Haslams Chartered Surveyors

Roger Reid

rogerreid@haslams.co.uk

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.