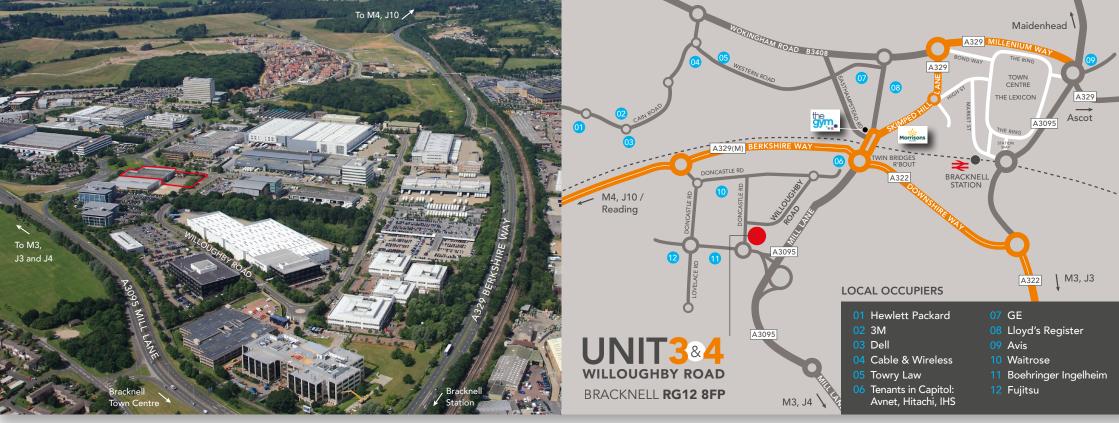


PROMINENT INDUSTRIAL WAREHOUSE UNIT WITH LARGE SECURE YARD 25,367 SQ FT (2,356.66 SQ M)

TO LET





LOCATION

Bracknell is well located midway between the M3 and M4 motorways. Direct access is obtained at 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. The property is located on the well established Southern Industrial area.



Alternative exterior cladding option. Subject to planning permission.

DESCRIPTION

- Large secure yard
- Two full height loading doors
- 6.5m minimum clear height
- Two storey fitted office accommodation

ACCOMMODATION (GIA)

	sq ft	sq m
First Floor Offices	1,320	122.62
Warehouse	24,047	2234.03
TOTAL	25,367	2356.66

1 mile

2 miles

5 miles

6 miles

22 miles

1.2 miles

DRIVE DISTANCES

- Bracknell Town Centre
- Bracknell Station
- A329(M)
- M4 (Junction 10
- M3 (Junction 3)
- Heathrow Airport



ENERGY PERFORMANCE RATING To be assessed following refurbishment.

RENT, RATES & SERVICE CHARGE Available upon request

VIEWING & FURTHER INFORMATION

The unit is available on a new FRI lease. For further information or to arrange an inspection please contact the agents.



Shaun Rogerson 0207 087 5307 shaun.rogerson@eu.jll.com

Phoebe Farrell 0207 087 5951 phoebe.farrell@eu.jll.com



www.dtre.eu

Alice Hampden-Smith 020 3328 9107 alice.hampden-smith@dtre.eu

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2018.