



PROMINENT INDUSTRIAL WAREHOUSE UNIT
WITH LARGE SECURE YARD

25,367 SQ FT (2,356.66 SQ M)

TO LET

UNIT 3&4

WILLOUGHBY ROAD

BRACKNELL RG12 8FP



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.

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 |

DRIVE DISTANCES

- Bracknell Town Centre 1 mile
- Bracknell Station 1.2 miles
- A329(M) 2 miles
- M4 (Junction 10) 5 miles
- M3 (Junction 3) 6 miles
- Heathrow Airport 22 miles



Alternative exterior cladding option. Subject to planning permission.



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.



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