

BRACKNELL

INDUSTRIAL / WAREHOUSE UNIT

TO LET

23,557 ft² (2,188m²)

- 8.2m CLEAR HEIGHT
 - TWO LOADING DOORS
 - COVERED LOADING BAY
 - MODERN ESTATE WITH BARRIER ENTRANCE
 - FITTED OFFICES
 - 32 ALLOCATED PARKING SPACE - ADDITIONAL SPACES COULD BE MADE AVAILABLE
- * SUBJECT TO AVAILABILITY



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TO BE REFURBISHED



PHOTOGRAPHY OF UNIT TAKEN IN CURRENT CONDITION. TO BE REFURBISHED

IPIF

THE STERLING CENTRE

EASTERN ROAD, BRACKNELL, BERKSHIRE, RG12 2PW



VIEWING Strictly by prior arrangement with the agents.

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 wider motorway network.

DESCRIPTION

The property comprise of a semi-detached modern warehouse/ industrial unit 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.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 8	M ²	FT ²
Warehouse	1,602.720	17,252
Ground Floor Reception/offices	216.798	2,334
First Floor Offices	292.878	3,152
Canopy	76.080	818
Total	2,188.476	23,557

WAREHOUSE

- 8.2m (26 ft) clear height
- 40 KN/sq m floor loading
- 2 full height 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
- Gas central heating
- Double glazing

LEASE TERMS

Available on new a full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

ECP to be confirmed.



On behalf of the landlord

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