

# For Sale / To Let

**Unit 46 Longshot Lane, Longshot Industrial Estate,  
Bracknell, Berkshire, RG12 1RL**

6,448 sq ft (599.04 sq m) GIA

- Eaves height of approx 6.5m
- Apex height of approx 8m
- Motorised roller shutter door
- Purpose built offices



## 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.

Approximate travel distances from the property are as follows:

- Bracknell Town Centre 1.6 miles
- Bracknell Station 1.4 miles
- M3 (Junction 3) 6.6 miles
- A329 (M) 3.4 miles
- M4 (Junction 10) 6 miles
- Central London 39.8 miles
- Heathrow Airport 15.6 miles

## Description

The property forms part of a terrace of warehouse/industrial units and is of a brick built construction with a metal sheet pitched roof. The property comprises an open plan column free warehouse with a single roller shutter loading door and has a ground floor reception and first floor offices, which have been extended by the previous tenant with the installation of mezzanine floors creating additional showroom space and offices.

The property is available with a large block paved forecourt providing designated parking and a ramped loading bay area.

## Amenities

- Eaves height of approx. 6.5m
- Apex height of approx. 8m
- Motorised roller shutter door
- Potential to secure yard
- Purpose built offices
- Male & female WC's

## Accommodation

Description	Sq Ft
Warehouse	5,847
Ground floor offices	309
first floor offices	292
<b>Total</b>	<b>6,448</b>

N.B This property was measured on a Gross Internal Area basis

## Legal Costs

All parties are responsible for their own legal costs

## EPC

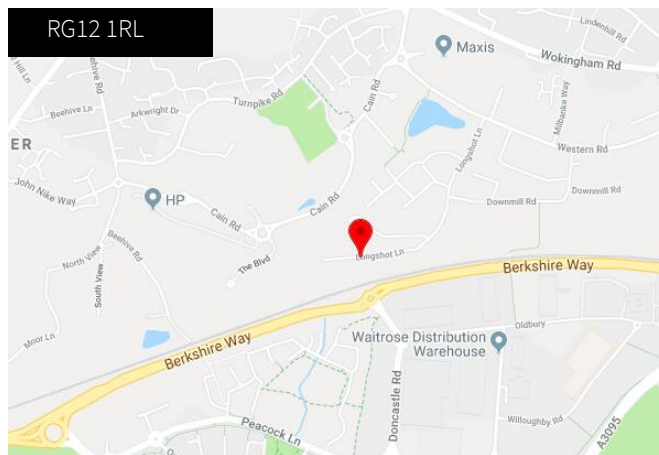
This property has been graded as 93 D.

## Rent

Available on Request

## Price

Available on Request



## Contacts

**Shaun Rogerson**

+44 (0)207 087 5307

Shaun.Rogerson@eu.jll.com

**Phoebe Farrell**

+44 (0)207 087 5951

Phoebe.Farrell@eu.jll.com

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