



PROMINENT INDUSTRIAL WAREHOUSE UNIT  
WITH LARGE SECURE YARD

**25,338 SQ FT (2,354 SQ M)**

**TO LET**

**UNIT 3&4**  
**WILLOUGHBY ROAD**

BRACKNELL RG12 8FP



# UNIT 3 & 4

## WILLOUGHBY ROAD

BRACKNELL RG12 8FP

### DESCRIPTION

- FULLY REFURBISHED
- GAS CONNECTED
- 3 PHASE POWER
- 500 KVA POWER SUPPLY
- MALE, FEMALE & DISABLED WC'S
- TWO FULL HEIGHT LOADING DOORS
- 5.5M MINIMUM CLEAR HEIGHT
- TWO STOREY FITTED OFFICE ACCOMMODATION



## 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.

## ACCOMMODATION (GIA)

	sq ft	sq m
Ground Floor Offices	1,023	95.09
First Floor Offices	1,023	95.09
Warehouse	23,292	2,163.84
<b>TOTAL</b>	<b>25,338</b>	<b>2,354.02</b>





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**LOCAL OCCUPIERS**

- |  |                         |
|--|-------------------------|
| 01 Hewlett Packard                         | 07 GE                   |
| 02 3M                                      | 08 Lloyd's Register     |
| 03 Dell                                    | 09 Avis                 |
| 04 Cable & Wireless                        | 10 Waitrose             |
| 05 Towry Law                               | 11 Boehringer Ingelheim |
| 06 Tenants in Capitol: Avnet, Hitachi, IHS | 12 Fujitsu              |

**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

**VIEWING**

For further information or to arrange an inspection please contact the agents.



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**ENERGY PERFORMANCE RATING**

B – 39.

**RENT, RATES & SERVICE CHARGE**

Available upon request.

**TERMS**

The unit is available on a new FRI lease.



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