

INDUSTRIAL / WAREHOUSE UNIT

# TO LET

22,895 ft<sup>2</sup> (2,127m<sup>2</sup>)

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



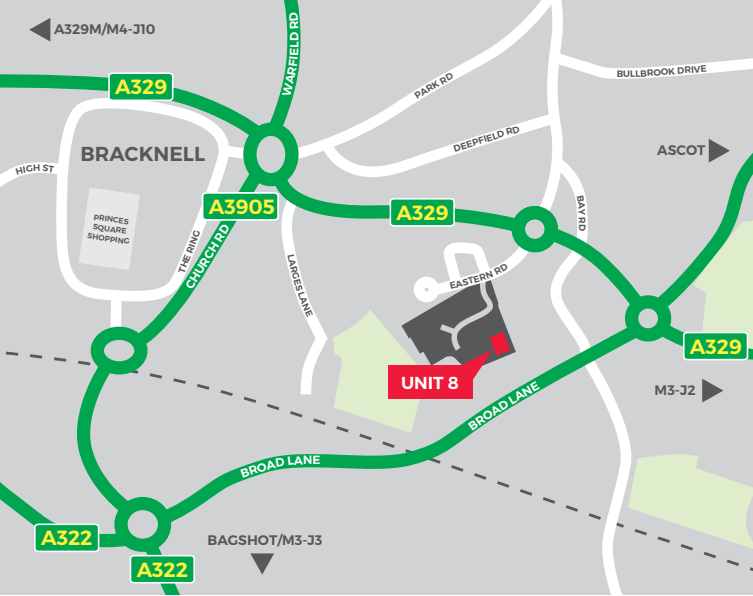
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**FULLY REFURBISHED**



**THE STERLING CENTRE**

EASTERN ROAD, BRACKNELL, BERKSHIRE, RG12 2PW



### 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 comprises of a semi-detached modern warehouse/ industrial unit incorporating a full height brick and glazed front elevation with the remaining elevations constructed of profile metal cladding. The unit is portal framed, has a pitched roof, a covered loading bay and has ample designated parking spaces available on-site.

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 8	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	1,691	18,202
Ground Floor Offices	135	1,453
First Floor Offices	230	2,475
Covered Loading	71	765
<b>Total</b>	<b>2,127</b>	<b>22,895</b>

### 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

- Suspended ceilings with recess lighting
- Passenger lift
- Male, female and disabled WC
- Gas central heating
- Double glazing

### LEASE TERMS

Available on a new full repairing and insuring lease.

### LEGAL COSTS

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

### ENERGY PERFORMANCE RATING

EPC to be confirmed.



**VIEWING** Strictly by prior arrangement with the agents.

On behalf of the landlord

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