

TO LET 20,552 SQ FT, 1,909 SQ M UNIT 2 THAMES VALLEY CONNECT

WESTERN ROAD, BRACKNELL, RG12 1QP

MODERN WAREHOUSE UNIT



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AXEL
LOGISTICS

AXEL-LOGISTICS.COM

THE PROPERTY

Unit 2 is a semi-detached modern industrial / warehouse unit of steel portal frame construction.

The property has undergone a comprehensive refurbishment in 2026, completed to a high standard, including works to the roof. The warehouse is fitted with energy efficient LED lighting. The landlord holds guarantees which can be made available to the tenant if required.

Facilities also include air conditioned offices over two floors and a secure 23m x 31m yard with separate car park.



3 x 5.4m
electric level
access loading
doors



8.3m
minimum
eaves height



Three phase
power



Separate car
park with EV
charging



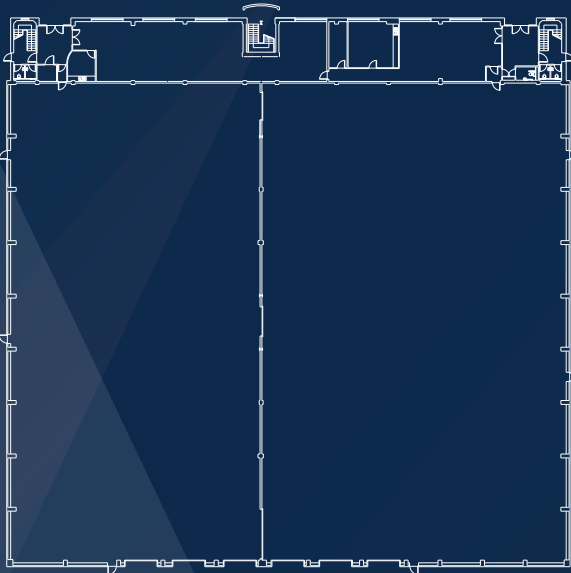
Air
conditioned
offices



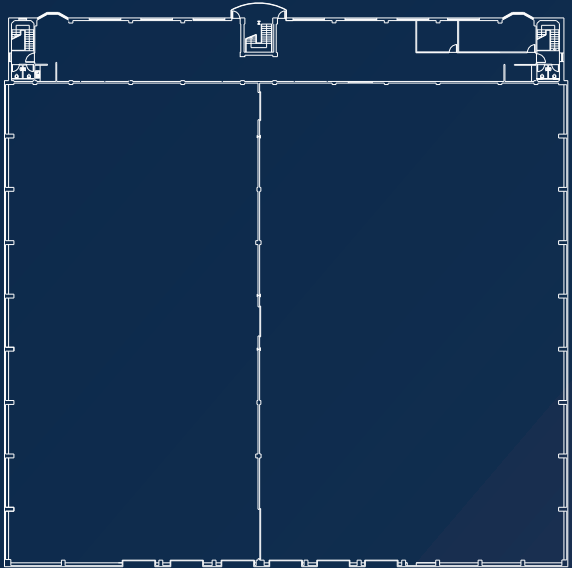
23m x 31m
secure
yard

FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



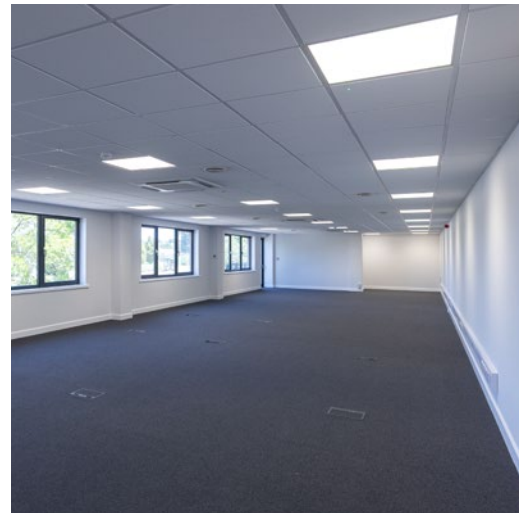
EPC RATED - B

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
Ground Floor Office & Reception	2,117	196.7
Warehouse	16,321	1,516
First Floor Office	2,114	196
Total	20,522	1,909



UNIT 2, THAMES VALLEY CONNECT
WESTERN ROAD, BRACKNELL



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THE LOCATION

Thames Valley Connect stands out as one of the UK’s premier business destinations, strategically located at the heart of the Thames Valley – often referred to as the nation’s ‘Silicon Valley’. 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.

Thames Valley Connect is situated on Western Road, a 10 minute walk from the town centre and Bracknell Railway station. Heathrow Airport is 17 miles north east.

DRIVE TIMES

M4 Junction 10	5 Miles	8 Mins
M3 Junction 3	7 Miles	13 Mins
M25 Junction 2	20 Miles	30 Mins
M40 Junction 1A	21 Miles	30 Mins

Bracknell Centre	0.5 Miles	1 Min
Wokingham	4 Miles	12 Mins
Reading	11 Miles	22 Mins
Slough	18 Miles	28 Mins
Central London	30 Miles	55 Mins

Heathrow	17 Miles	26 Mins
Gatwick	45 Miles	60 Mins
Luton	55 Miles	70 Mins
Stanstead	83 Miles	100 Mins

Tilbury Docks	55 Miles	80 Mins
Southampton Docks	61 Miles	85 Mins
Portsmouth	70 Miles	90 Mins

DEMOGRAPHICS



81% EMPLOYMENT RATE
*nomisweb.co.uk



5% COMMERCIAL VACANCY RATES
*statista.com



1.5 MILLION POPULATION
WITHIN A 30 MINUTE DRIVE



9.5 MILLION POPULATION
WITHIN A 60 MINUTE DRIVE



WELL POSITIONED

A329 (M)

3M



GREGGS

SCREWFIX

WOLSELEY

halfords

EASY BATHROOMS

UNIT 2, THAMES VALLEY CONNECT

WESTERN ROAD



LEFORT
UNITED KINGDOM

BRACKNELL



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View on Google Maps



Bracknell town centre is just 0.5 miles away,
a 3 min drive via Western Road and the B3408.

ANTI-MONEY LAUNDERING

To comply with Anti Money Laundering regulations, we will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

RATEABLE VALUE

£290,000 (1st April 2026 to present)

TERMS

Available by way of a new lease with the landlord on terms to be agreed. Rent on application.

LEGAL COSTS/VAT

Each party to pay their own legal costs. We understand the property is elected for VAT.

EPC

Targeting EPC A.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Mis-descriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be constituted as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2026.

Brochure by  virtualoom

VIEWING



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