

**Mileway**

# Bracknell Western Trade Centre Bracknell

Available to Let  
Office and Warehouse  
3,594 - 19,524 sq ft



5.5m to 7.8m clear internal height



Offices with separate access



Generous rear loading area and yard



2 miles to A329(M), access to M4

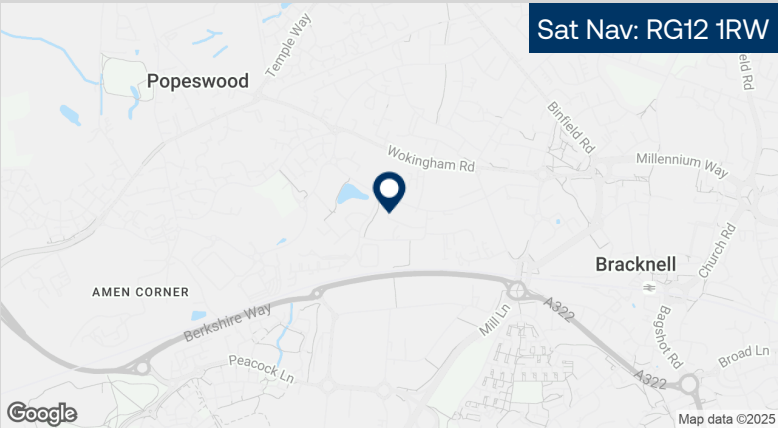


Single loading door



# Bracknell Western Trade Centre

Western Road Bracknell RG12 1RW



## Description

Unit 2 comprises of a mid-terrace industrial/warehouse unit with two storey offices, allocated parking spaces and generous rear yard/loading area suitable for articulated lorry deliveries. The two storey offices benefit a separate pedestrian access which fronts Western Road. The unit is to be refurbished.

## Location

The Western Centre is prominently located off Western Road, which adjoins Wokingham Road (B3408), providing access to the Town Centre and links to the Berkshire Way (A329). Bracknell's strategic position between the M3 and M4 motorways offers convenient access through the A322 and A329(M) respectively. These road links facilitate access to the M4, M25 and national motorway network.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2 - Ground Floor	Warehouse	11,485	Immediately
Unit 2 - Ground Floor	Office	4,445	Immediately
Unit 2 - 1st Floor	Office	3,594	Immediately
Total		19,524	

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