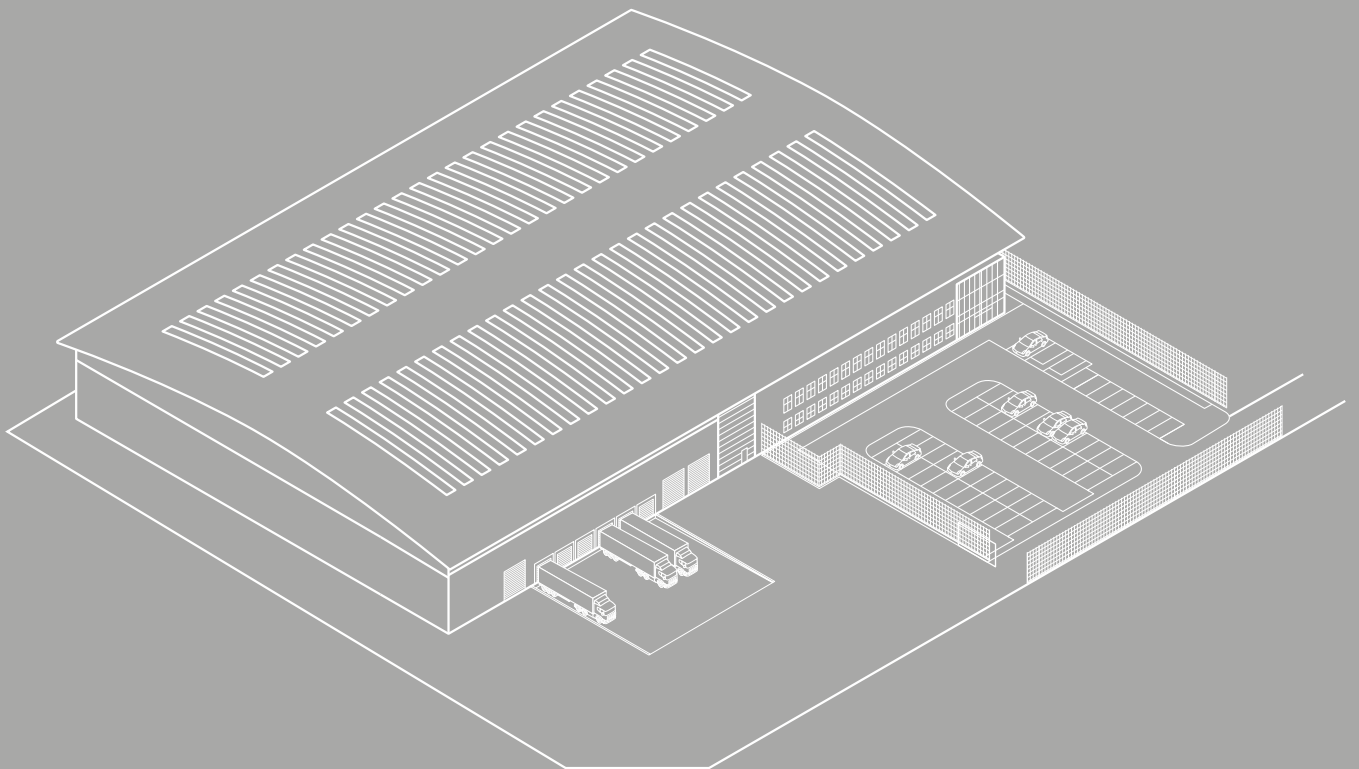

SEGRO PARK BRACKNELL

SOUTHERN INDUSTRIAL ESTATE

RG12 8TA

**AVAILABLE NOW
TO OCCUPY**

**A BRAND NEW
90,054 SQ FT (8,366 SQ M)
INDUSTRIAL / LOGISTICS UNIT**



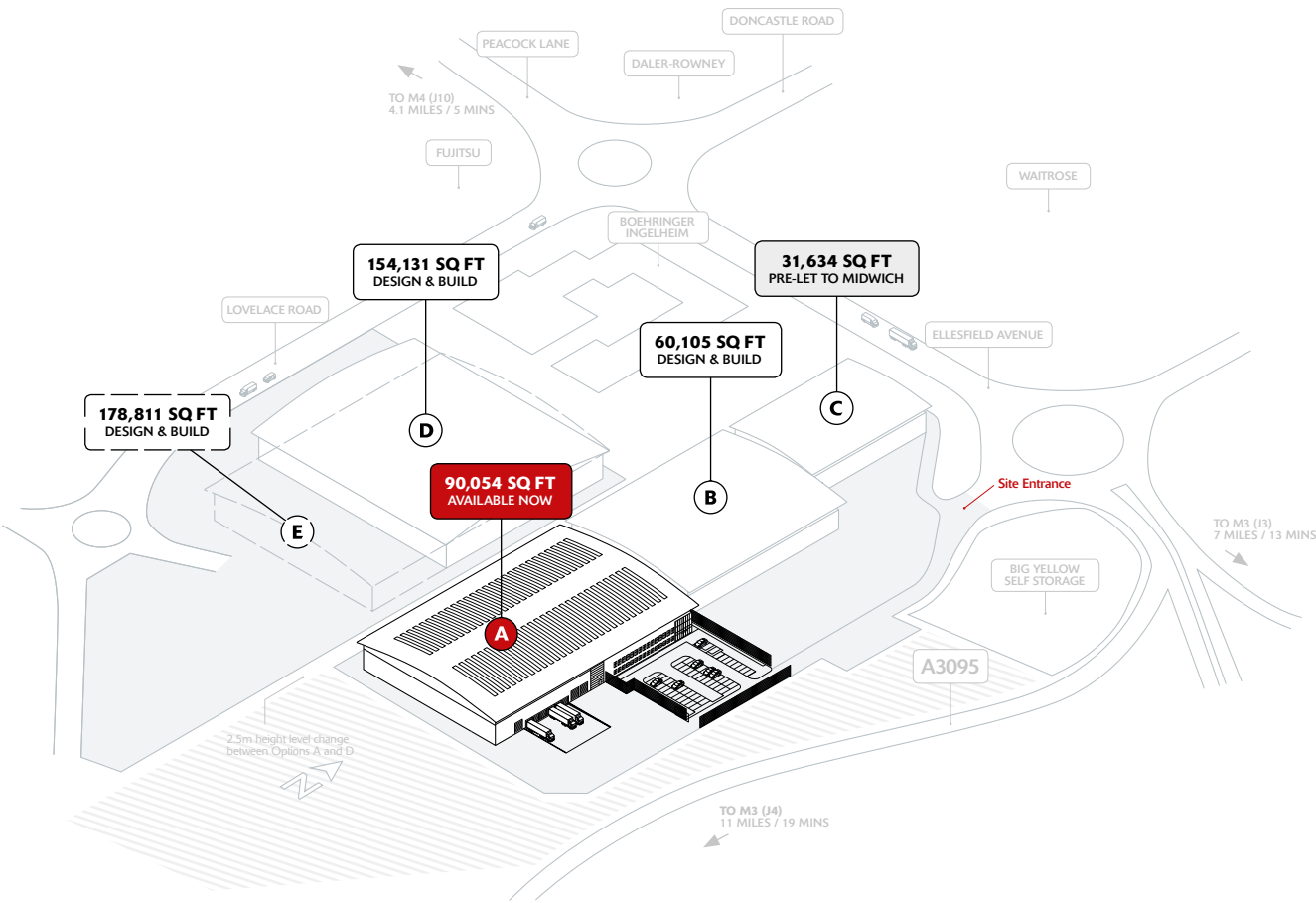
SEGRO

SEGRO PARK
BRACKNELL
SOUTHERN INDUSTRIAL ESTATE

RG12 8TA

AVAILABLE NOW:
NEW 90,054 SQ FT (8,366 SQ M)
INDUSTRIAL / LOGISTICS UNIT

A new high quality industrial / logistics unit of 90,054 sq ft is available for immediate occupation – delivering innovative, high-specification space, giving your business the edge it needs in this ever demanding sector.



**FEATURES
+ BENEFITS:**

1.

AVAILABLE NOW
2.

50kN/m²
FLOOR LOADING
3.

12M CLEAR
EAVES HEIGHT
4.

45M
SECURE YARD
5.

M4 (J10): 5 MINS
M3 (J3): 13 MINS
6.

EPC RATING 'B'
BREEAM 'VERY GOOD'



HERE'S ONE THAT WE MADE EARLIER

SPECIFICATION

Warehouse / External:

Clear eaves height:	12m	Capacity for 10 HGV trailer spaces and a minimum of 17 van spaces
Secure yard:	45m	
Level access doors:	3	3 phase supply with 1 MVA of power secured; further available as required
Loading bay doors:	6	
Floor loading:	50kN/m ²	External lighting
Car parking spaces:	55	

Offices:

High specification office accommodation at first floor level
WC and tea facilities
8-person passenger lift
LG7 lighting to offices and PIR sensors



Large secure yard



50kN/m² floor loading

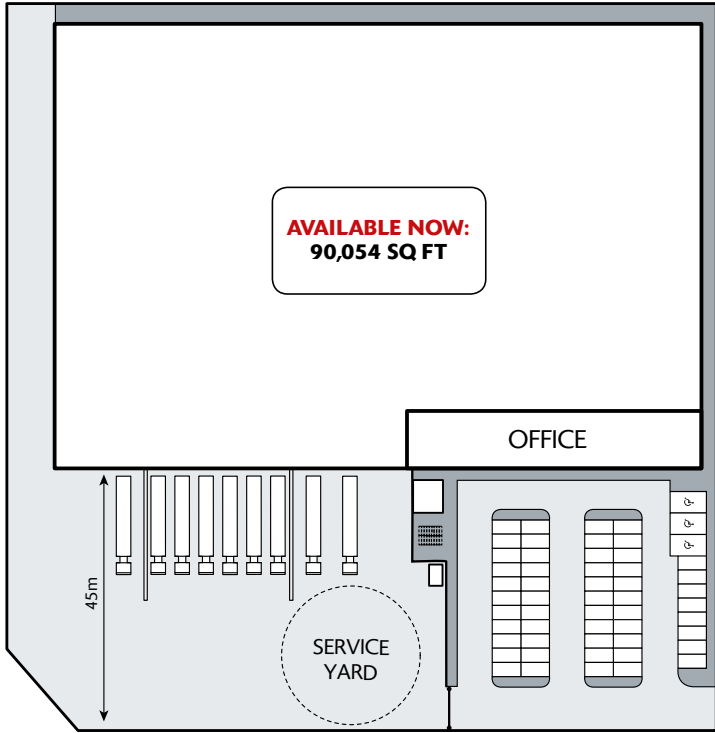


3 level access doors
6 loading bay doors



High specification office accommodation

SITEPLAN



ACCOMMODATION

Warehouse	85,375 sq ft	7,931 sq m
First floor offices	4,679 sq ft	435 sq m
Total	90,054 sq ft	8,366 sq m

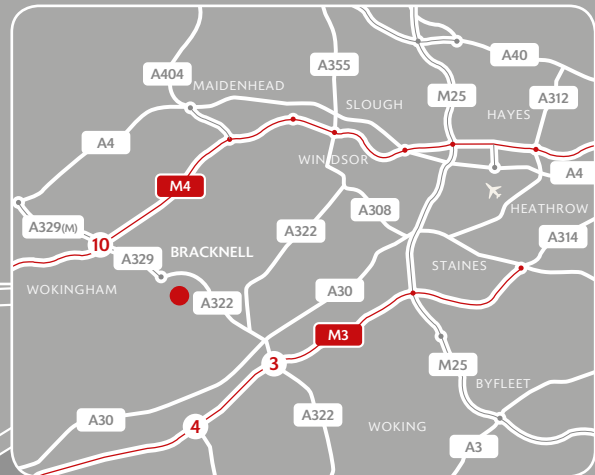
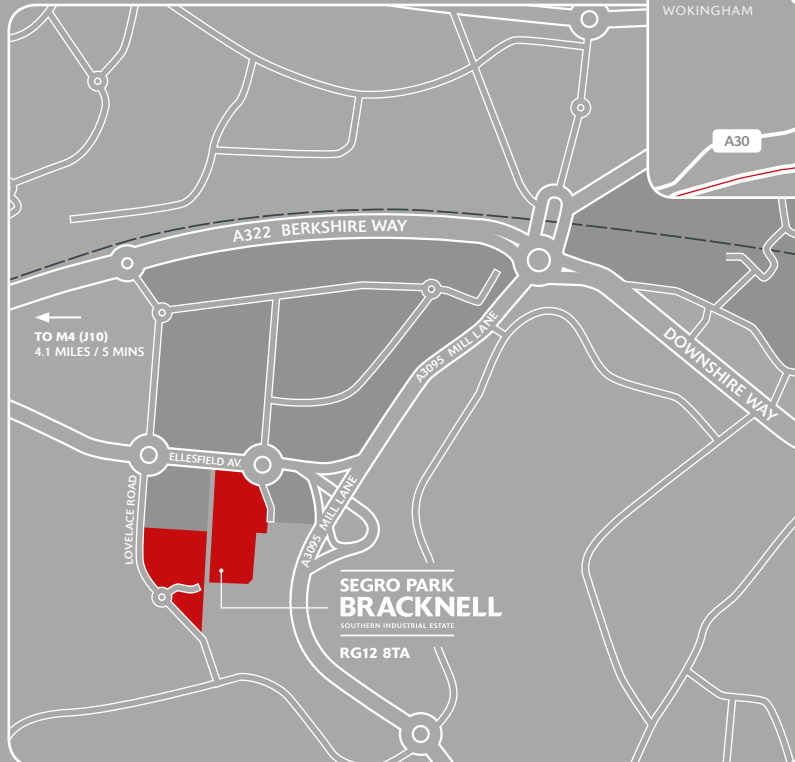
All areas are approximate and measured on a Gross External basis

Plant space to second floor – 4,578 sq ft (not rentalised).

SEGRO PARK BRACKNELL

SOUTHERN INDUSTRIAL ESTATE

RG12 8TA



DRIVE TIMES

	Miles	Mins
M4 J10	4.1	5
M3 J3	7.0	13
M3 J4	11.2	19
Reading	10.7	22
Slough	13.5	24
M25 (J12)	13.8	19
Heathrow Airport	19.8	25
Central London	38.6	65
Southampton	54.1	71
Bristol	87.3	90

Source: Google Maps

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ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.7 million square metres of space (72 million square feet) valued at over £9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

See SEGRO.com for further information.

SEGRO.COM/PARKBRACKNELL

SEGRO

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