

TO LET : MODERN WAREHOUSE UNIT



THAMES VALLEY CONNECT BRACKNELL

20,552 SQ FT
1,909 SQ M



Western Road, Bracknell,
RG12 1QP



THE PROPERTY

UNIT 2, THAMES VALLEY CONNECT. WESTERN ROAD, BRACKNELL

Unit 2 is a semi-detached modern industrial / warehouse unit of steel portal frame construction. The property has undergone **two comprehensive refurbishment programs** in 2023 and 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



Air conditioned
offices



23m x 31m
secure yard



Three phase
power



Separate car
park with EV
charging



SCHEDULE OF ACCOMMODATION

SCHEDULE OF ACCOMMODATION	SQ FT	SQ M
Ground Floor Office & Reception	2,117	196.7
Warehouse	16,321	1,516
First Floor Office	2,114	196
TOTAL	20,552	1,909

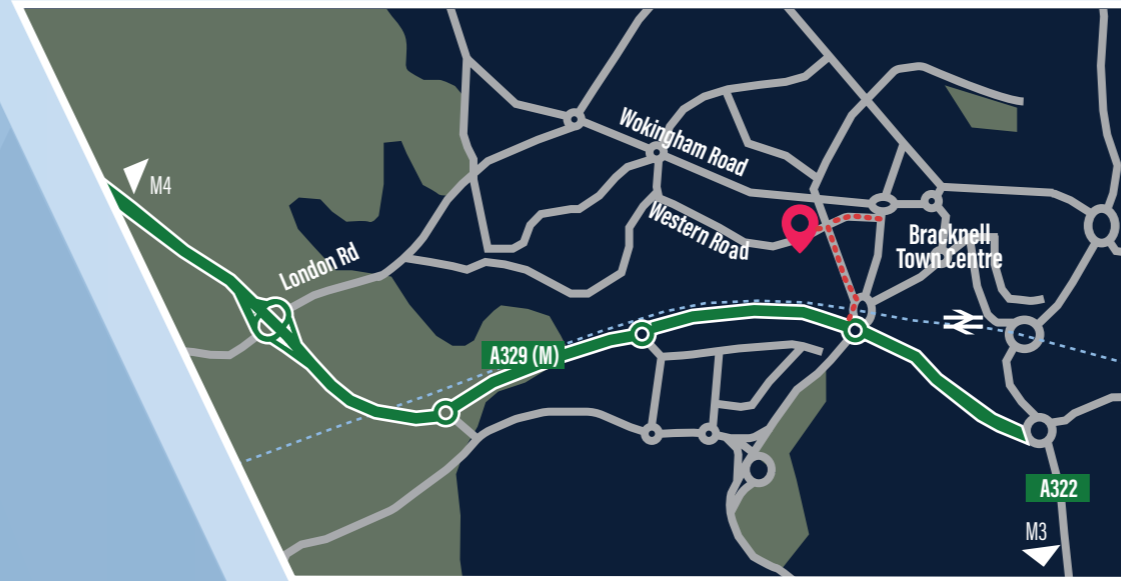




THE LOCATION

HOME TO WORLD CLASS COMPANIES




Bracknell Forest 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.






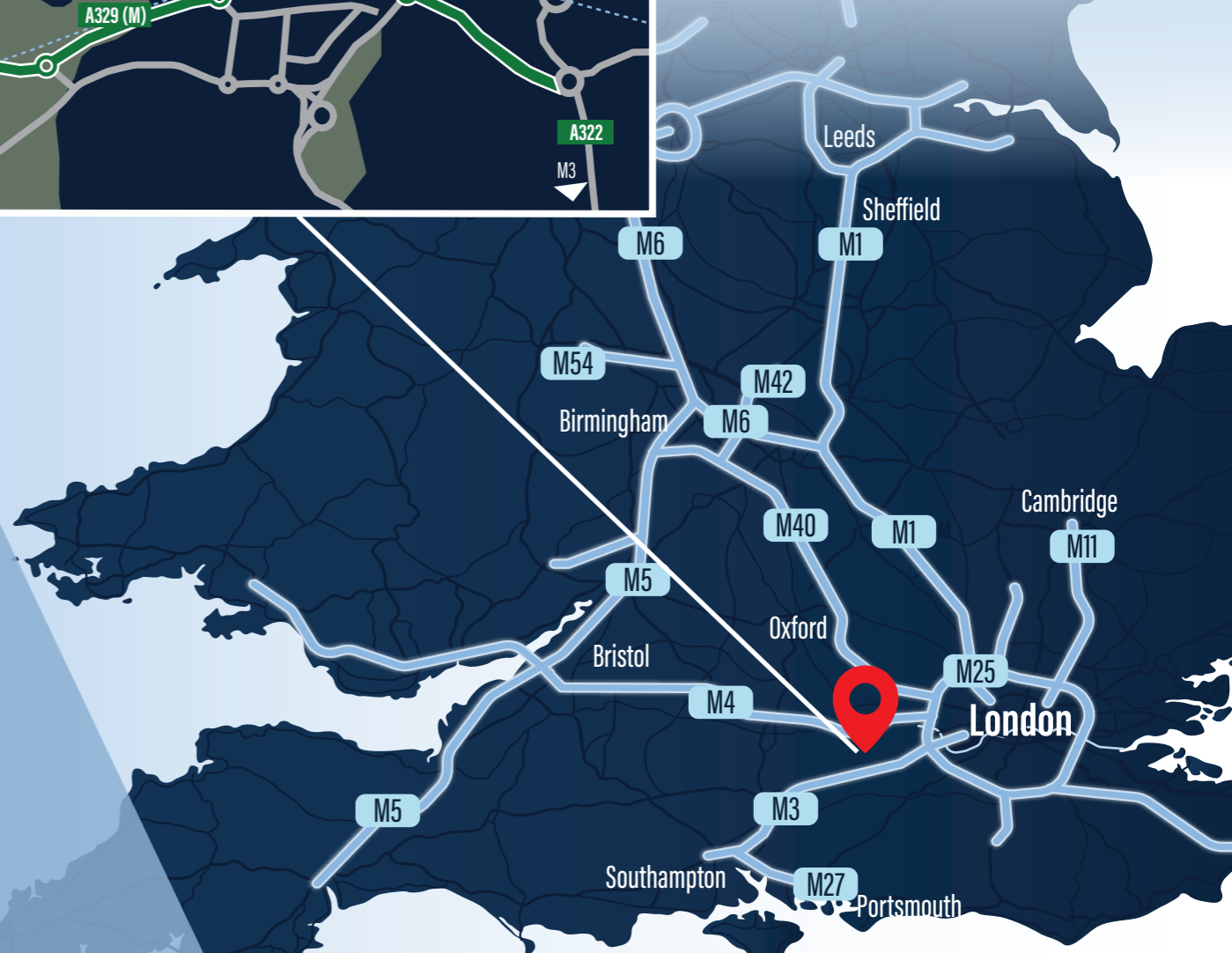
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Distance By Car

	Miles	Mins
 M4 JUNCTION 10	5	8
M3 JUNCTION 3	7	13
M25 JUNCTION 2	20	30
M40 JUNCTION 1A	21	30
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BRACKNELL CENTRE	0.5	1
WOKINGHAM	4	12
READING	11	22
SLOUGH	18	28
CENTRAL LONDON	30	55
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HEATHROW	17	26
GATWICK	45	60
 LUTON	55	1hr 10
STANSTED	83	1hr 40
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 TILBURY	55	1hr 20
SOUTHAMPTON	61	1hr 25
PORTSMOUTH	70	1hr 30

Bracknell Forest Demographics

-  **81%** Employment Rate
*nomisweb.co.uk
-  **5%** Commercial Vacancy Rates
*statista.com
-  **35.5%** Population are Graduates
*bracknellforest.gov.uk





Surrounded by major industry, Unit 2 Thames Valley Connect
03 could not be better placed.

UNIT 2, THAMES
VALLEY CONNECT



 View on Google maps

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

EPC: Targeting EPC A.

RATEABLE VALUE: (2025 /26) £290,000.

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.

AML: 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.

CONTACT US



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Brochure by **virtualoom**