



TRADE CITY

BRACKNELL

UNITS 2 & 7 • WESTERN ROAD • RG12 1RE

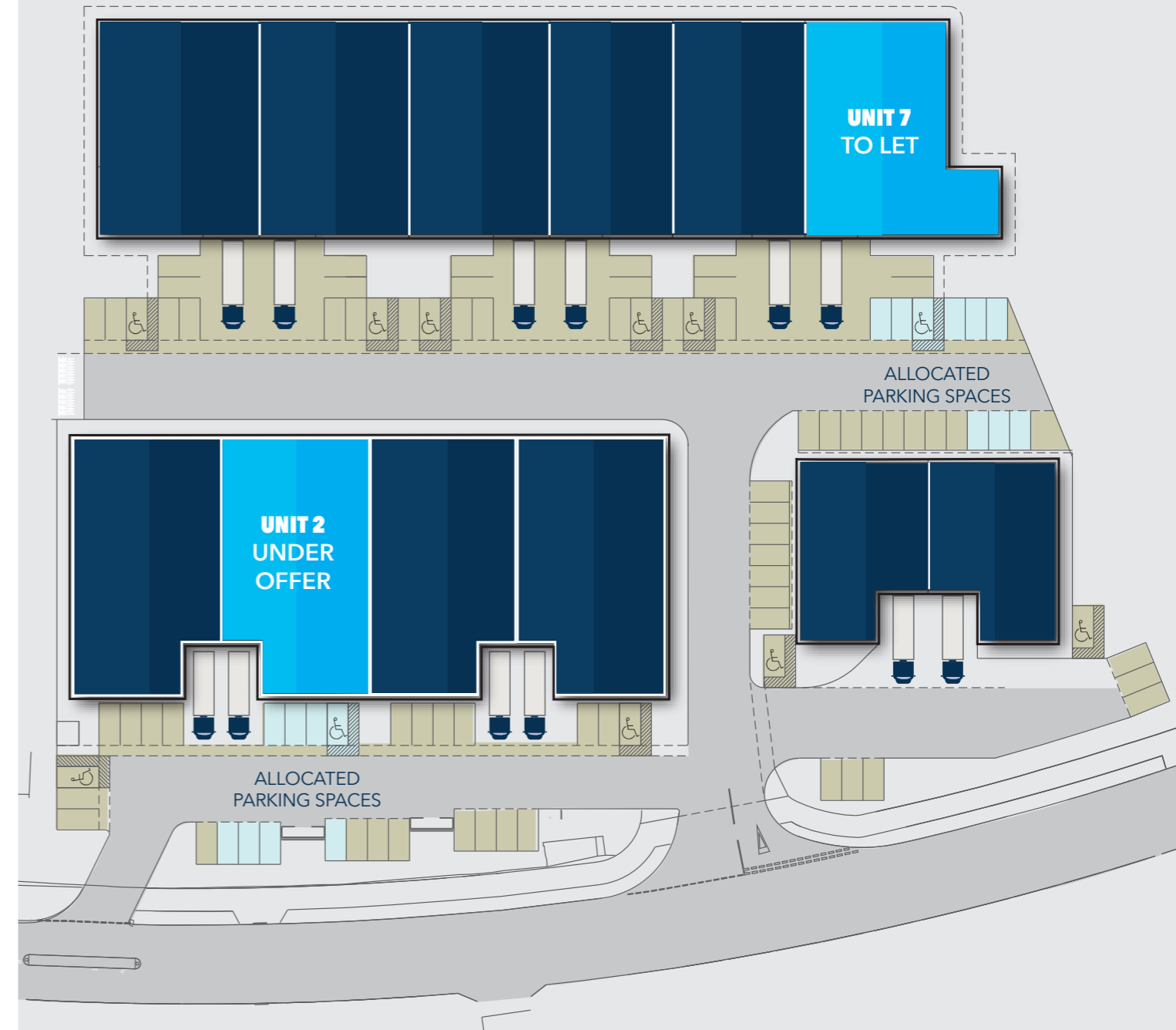
WAREHOUSE / TRADE UNITS TO LET
UNITS AVAILABLE FROM 5,178 SQ FT (481 SQ M)



EXCEPTIONAL INDUSTRIAL SPACE DESIGNED FOR MODERN BUSINESS

Trade City Bracknell comprises of modern light industrial, warehouse and trade counter units with excellent roadside prominence fronting Western Road. The properties feature a high-quality exterior finish, partially glazed frontage and an electric loading door, all set within a well-landscaped environment. Located in an established trade counter area, neighbouring occupiers include ATS Euromaster, Electric Centre and Eurocell, providing a strong commercial setting for a range of businesses.

- Prominent roadside location
- Clear internal height - minimum 6.5m
- Allocated parking spaces
- Partially glazed frontages
- Electric loading doors
- Landscaped environment
- High quality exterior finish
- Nearby trade occupiers
- Fully refurbished

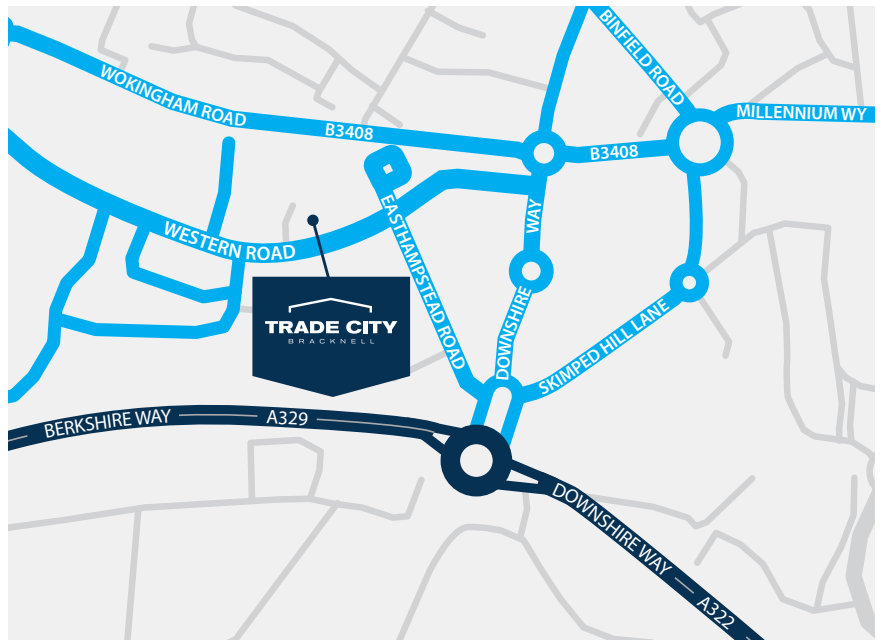


UNITS ACCOMMODATION

UNIT 2	SQ FT	SQ M	CAR PARKING
GROUND FLOOR	5,178	481	8 Spaces
UNIT 7	SQ FT	SQ M	CAR PARKING
GROUND FLOOR	4,962	461	9 Spaces
FIRST FLOOR OFFICE	1,464	136	
TOTAL:	6,426	597	

LOCATION

Trade City Bracknell is located on Western Road, just off the A329 and in the centre of the town's commercial district. Western Road is an established trade counter location with occupiers including Wickes, Halfords, Wolseley, ScrewFix and Johnstones Decorator Centre.



DRIVE DISTANCES

DESTINATION	MILES
Bracknell Train Station	0.5
M4 J10	5
M3 J3	6
Reading	12
Heathrow	21
Central London	33



TERMS

The premises are available to rent on a new full repairing and insuring lease on terms to be agreed.

ENERGY PERFORMANCE

ASSET RATING

A:16

LEGAL COSTS & VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged on the rent.

RATEABLE VALUE

Upon enquiry.

ANTI-MONEY LAUNDERING REGULATIONS

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

FOR FURTHER INFORMATION



Neil Seager
M: 07879 600 069
neilseager@haslams.co.uk

Georgia Fearn
M: 07512 333 297
georgiafearn@haslams.co.uk



Harry Tanner
M: 07707 863 738
Harry.Tanner@jll.com

James Newton
M: 07701 230 718
james.newton1@jll.com