



THE STERLING CENTRE

EASTERN ROAD | BRACKNELL | RG12 2PW

TO BE REFURBISHED



Indicative CGI

23,704 sq ft (2,202 sq m) INDUSTRIAL / WAREHOUSE UNIT

TO LET



Indicative CGI

DESCRIPTION

Unit 8 The Sterling Centre comprises of a semi-detached modern warehouse/industrial unit incorporating a full height brick and glazed front elevation with the remaining elevations constructed of profile metal cladding. The unit is portal framed, has a pitched roof, a covered loading bay and has ample designated parking spaces available on-site.



10 minute drive to M3 / M4



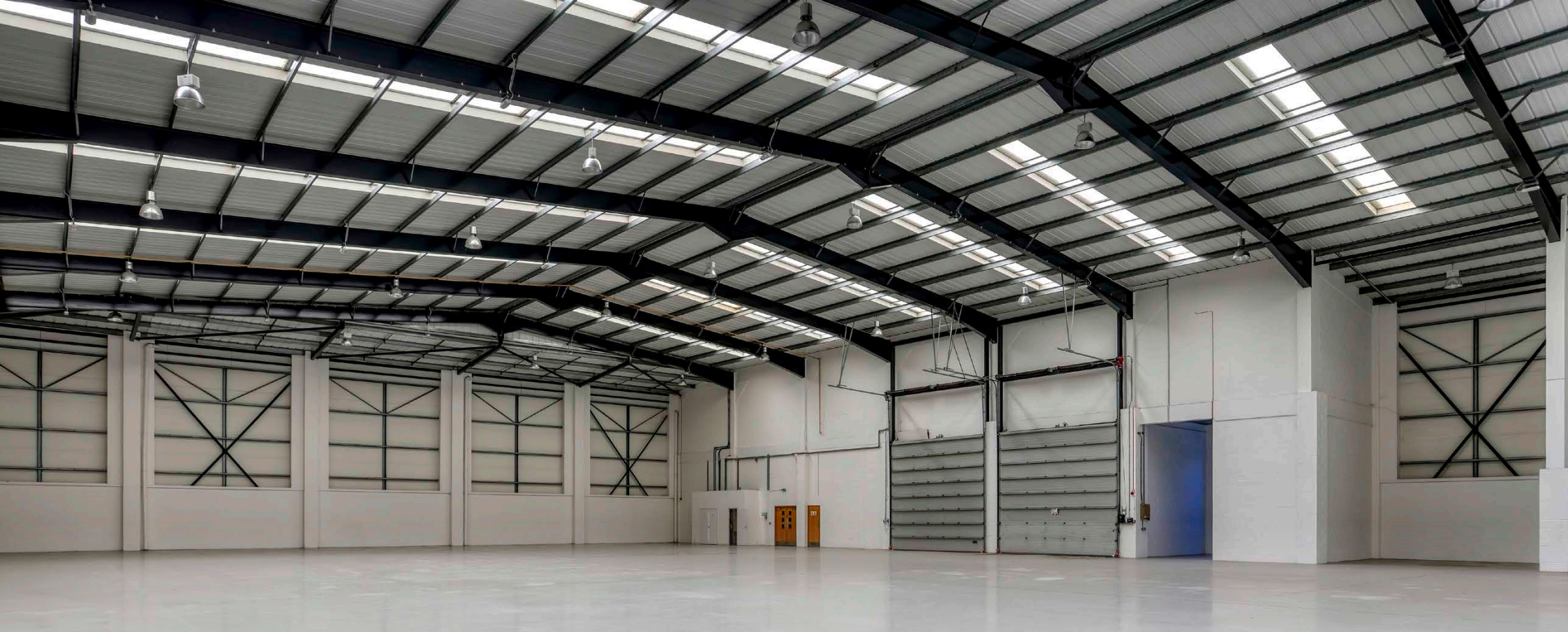
32 forecourt parking spaces



Ability for a secure fenced yard



20m yard depth



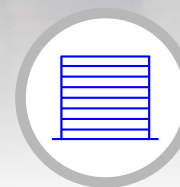
Warehouse area:
19,180 sq ft (1,782 sq m)



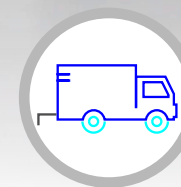
8.2m (26 ft)
clear height



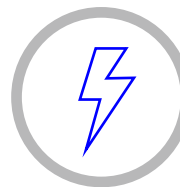
40 KN / sq m
floor loading



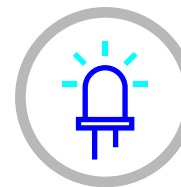
Two electric
loading doors



Covered
loading bay



Three phase power



LED lighting



Paint sealed floor

WAREHOUSE



ACCOMMODATION

UNIT 8	sq m	sq ft
Warehouse	1,782	19,180
Ground Floor Offices	113	1,213
First Floor Offices	236	2,546
Covered Loading	71	765
TOTAL GEA	2,202	23,704

EPC

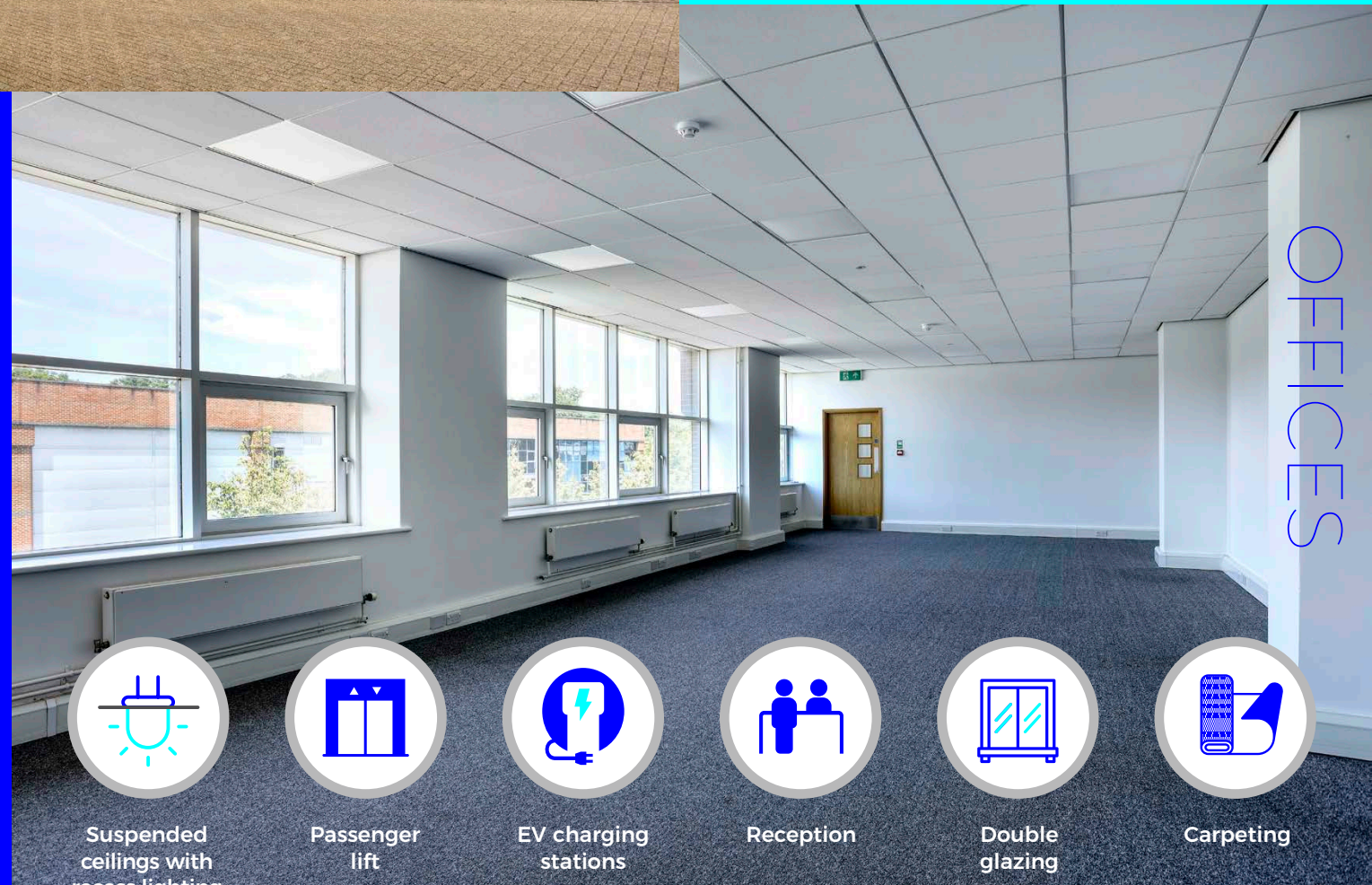
EPC: B. Full details are available on request.

VAT

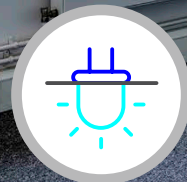
VAT will be payable where applicable.

LEASE TERMS

Available on new full repairing and insuring lease.



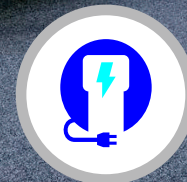
OFFICES



Suspended ceilings with recess lighting



Passenger lift



EV charging stations



Reception



Double glazing



Carpeting

A PRIME LOCATION

The Sterling Centre is a short walk or bike ride from the Lexicon retail quarter, benefitting from two flagship stores along with other well known brands and many places to eat and drink; Pret A Manger, Nandos, Starbucks, Tesco Express, Wagamama, Carluccio's and Zizzi to name a few. There is also a Pure Gym and a 12 screen cinema, featuring Berkshire's first 4DX film showings.

BRACKNELL STATION

15 mins



THE LEXICON

15 mins

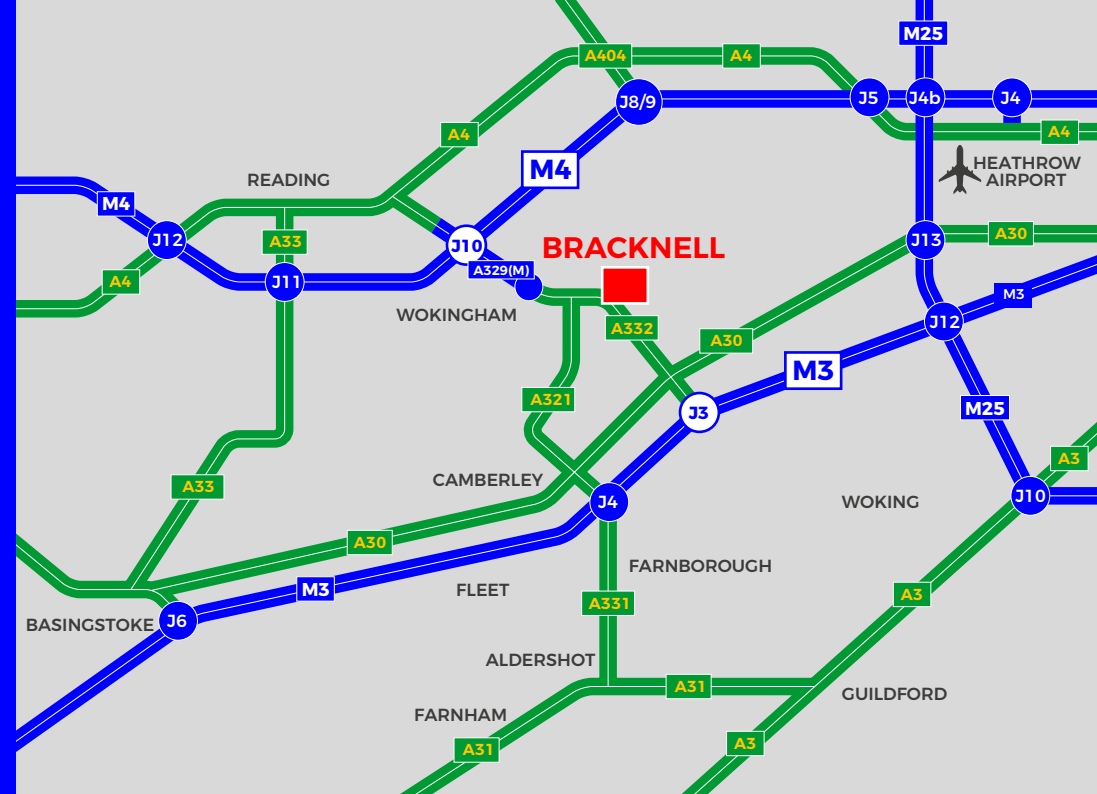


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A329

A329



LOCATION

Bracknell is well located midway between the M3 and M4 motorways. 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 wider motorway network.

The Sterling Centre is situated a 15 minute walk from the town centre and Bracknell railway station.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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



VIEWING & FURTHER INFORMATION

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2025.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136