

**Mileway**

# Bracknell Western Trade Centre Bracknell

Available to Let  
Office and Warehouse  
3,710 - 7,451 sq ft



Excellent access



Roller shutter & 3 phase power



Electric charge points



Allocated parking



Established trade location



Air conditioning

# Bracknell Western Trade Centre

Western Road, Bracknell, RG12 1RW



## Description

Unit 12c offers a trade counter opportunity with office space over two floors to the front of the property leading through to workshop/ storage space at the rear over ground and mezzanine levels, and a goods lift platform to the mezzanine. The unit has 7 allocated parking spaces and an allocated loading area. The Western Centre is an established trade location with occupiers including Screwfix, Easy Bathrooms, Wolseley Plumbing and Heating Supplies and Dulux.

## 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 12C	Warehouse	3,741	Immediately
Unit 12C	Office	3,710	Immediately
Total		7,451	

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