



UNITS 3 & 4 BRACKNELL BUSINESS CENTRE

TO LET

**WAREHOUSE / INDUSTRIAL UNITS
9,289 - 18,890 SQ FT (864 - 1,756 SQ M)**

UNITS CAN BE COMBINED

Downmill Road, Bracknell • RG12 1QS

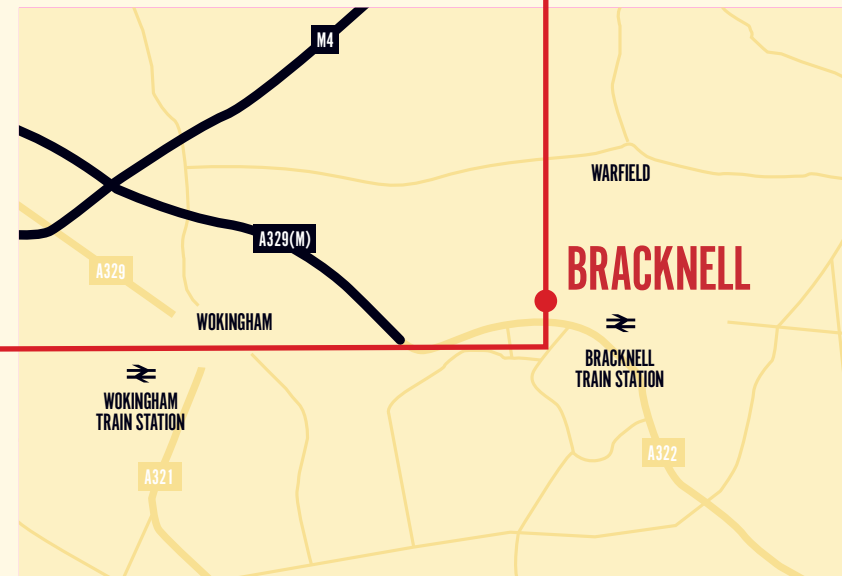


LOCATION

Bracknell is an established Thames Valley Industrial/Distribution location, situated 32 miles from Central London. The town occupies an enviable position lying in both the M3 and M4 corridors.

The M4 motorway (J10) is within 5 miles via the A329(M) and the M3 (J 3) is approximately 6 miles away. Heathrow Airport is approximately 30 minutes drive via the M4.

BRACKNELL BUSINESS CENTRE



Bracknell therefore provides excellent transport links to London, Heathrow, the South West and South East.

Bracknell provides a regular train service to London Waterloo and Reading.

Other Bracknell occupiers include John Lewis / Waitrose, Fujitsu, Panasonic, Honda, Dell, 3M and Big Yellow. Trade counter occupiers include Howdens, Wickes, Screwfix, Jewson, Travis Perkins and Tile Giant.

SPECIFICATION



Located in Bracknell's Western Commercial District



To be refurbished



Roller shutter 6.26m x 4.50m (WxH)



5.2m eaves / 7.8m apex



Purpose built ground and first floor offices



Surfaced forecourt and loading to the front of the units



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
3	9,601	892
4	9,289	864
Total	18,890	1,756

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RENT

Available on request from the agents.

BUSINESS RATES

Available on request from the agents.

SERVICE CHARGE

Available on request from the agents.

EPC

Available on request from the agents.

iboxproperty.com

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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