



# TRADE CITY

BRACKNELL

UNIT 2 • WESTERN ROAD • RG12 1RE

**WAREHOUSE / TRADE UNIT TO LET**  
5,178 SQ FT (481 SQ M)

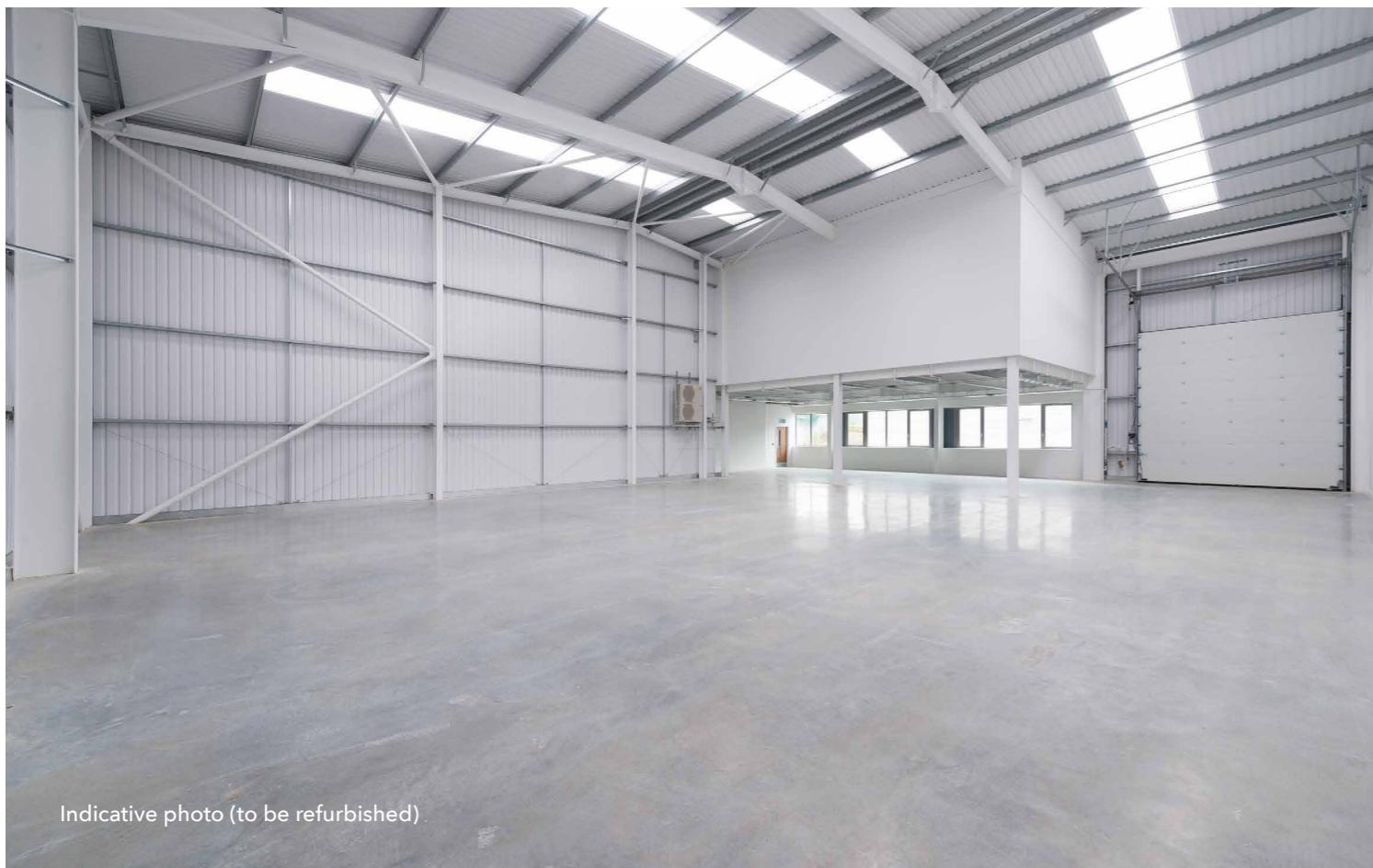


**UNIT 2 AVAILABLE NOW**

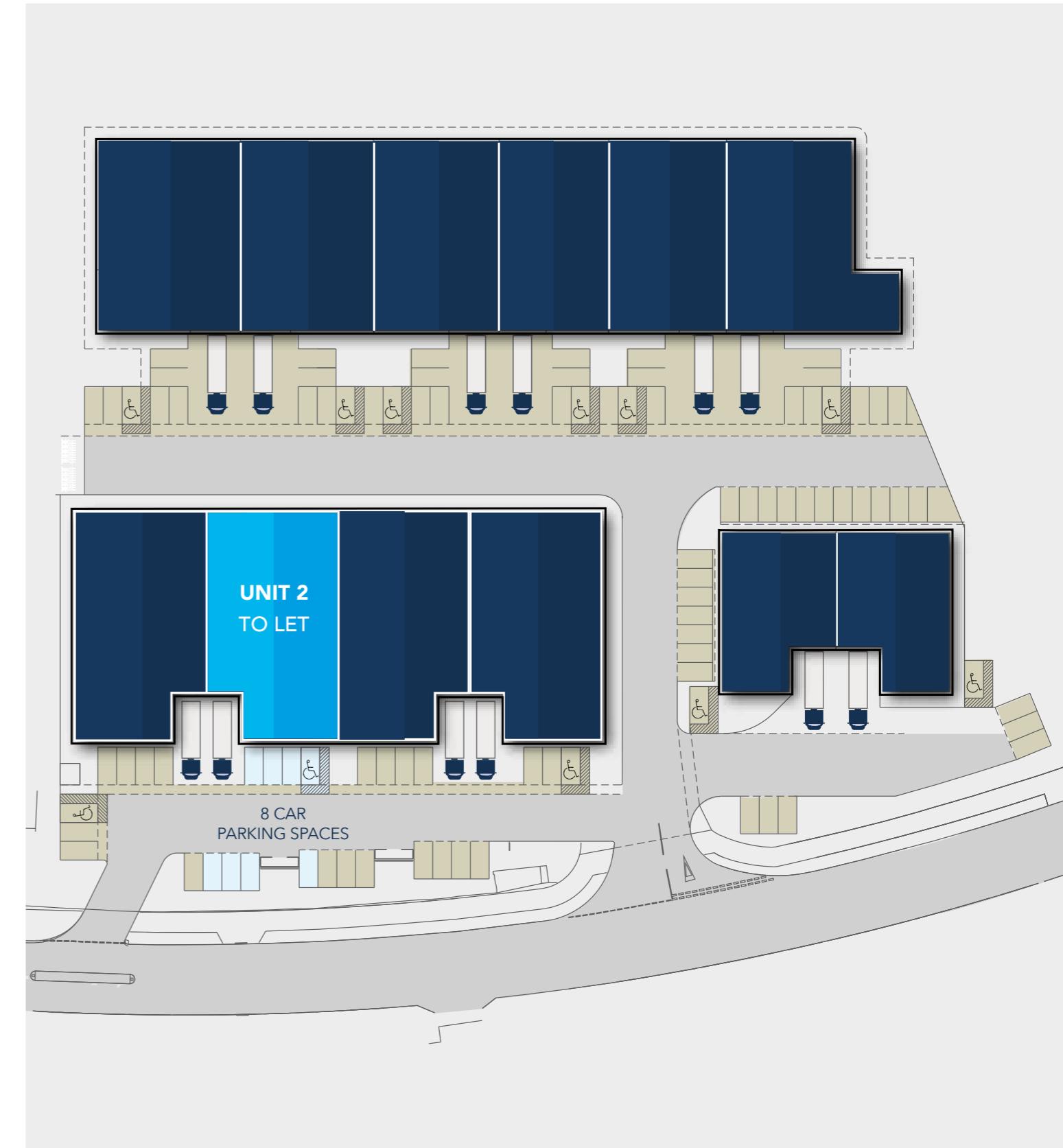
## EXCEPTIONAL INDUSTRIAL SPACE DESIGNED FOR MODERN BUSINESS

Unit 2 comprises a modern light industrial, warehouse and trade counter unit with excellent roadside prominence fronting Western Road. The property features 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
- 8 car parking spaces
- Partially glazed frontages
- Electric loading doors
- Landscaped environment
- High quality exterior finish
- Nearby trade occupiers
- To be refurbished



Indicative photo (to be refurbished)

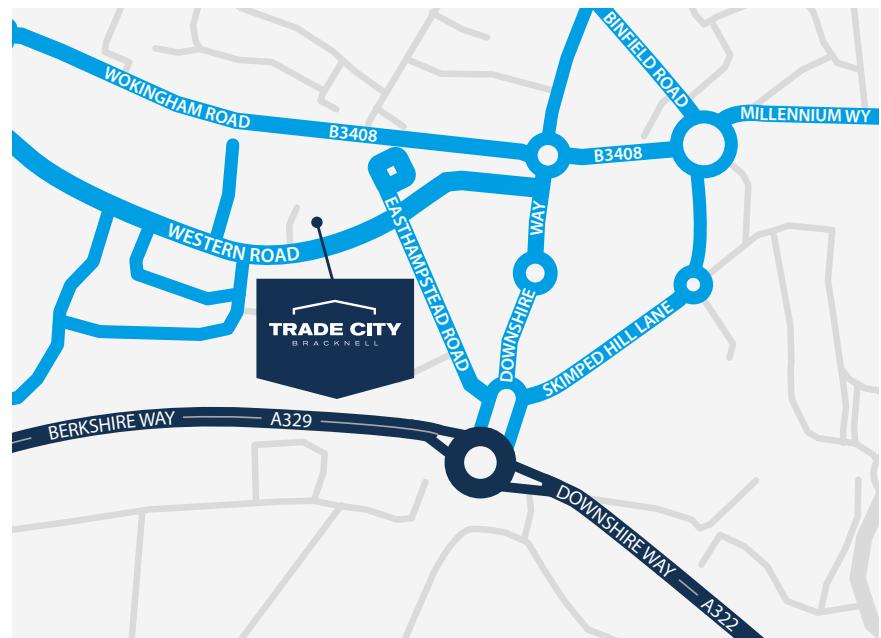


## UNIT 2 ACCOMMODATION

UNIT 2	SQ FT	SQ M	CAR PARKING
GROUND FLOOR	5,178	481	8 Spaces

# 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.

## LEGAL COSTS & VAT

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

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## ANTI-MONEY LAUNDERING REGULATIONS

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

## RATEABLE VALUE

Upon enquiry.

## ENERGY PERFORMANCE ASSET RATING

A:16

## FOR FURTHER INFORMATION



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