



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

**COMPREHENSIBLY
REFURBISHED**

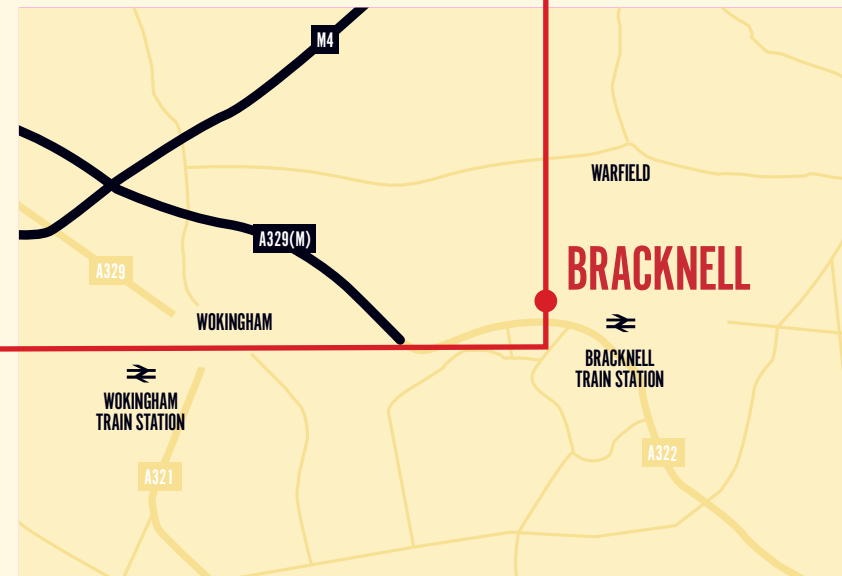


LOCATION

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



Comprehensively refurbished



New roofs on both units



New roller shutter doors on each unit



Purpose built ground and first floor offices



5.2m eaves / 7.8m apex



Surfaced forecourt and loading to the front of the units



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT 3	SQ FT	SQ M
First Floor Offices	905	84
Ground Floor Offices	948	88
Ground Warehouse	7,748	720
UNIT 4	SQ FT	SQ M
First Floor Offices	903	84
Ground Floor Offices	946	88
Ground Warehouse	7,449	720

Units can be combined.



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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:



Helen Bewsey
01344 669 009
helen@pagehardyharris.co.uk

Lucy Kirkup
01344 312 722
lucy@pagehardyharris.co.uk



Freddie Chandler
07935 769 627
freddie.chandler@hollishockley.co.uk

Nick Hardie
07732 473 357
nick.hardie@hollishockley.co.uk

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