



Modern Industrial Unit

3 Ellesfield Trade Centre

Ellesfield Avenue, Bracknell, RG12 8HH

Industrial
TO LET

4,566 sq ft
(424.20 sq m)

- Good Access
- Three Phase Power & Mains Gas Connection
- Suitable for a Range of Uses
- Roller Shutter Door 4.5m High by 4m Wide
- Offices to the First Floor
- Good Parking Provision
- B1c, B2 and B8 consent
- Clear height 10.44m and Apex 11.32m

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Summary

Available Size	4,566 sq ft
Rent	£18.50 per sq ft
Business Rates	est. £5.95 psf from April 2026 - please note this is an estimate and Tenants will be responsible for making their own enquiries
Service Charge	£1,317.53 per annum *Current estimate - subject to annual variances. Buildings Insurance currently £822 pa
EPC Rating	A (23)



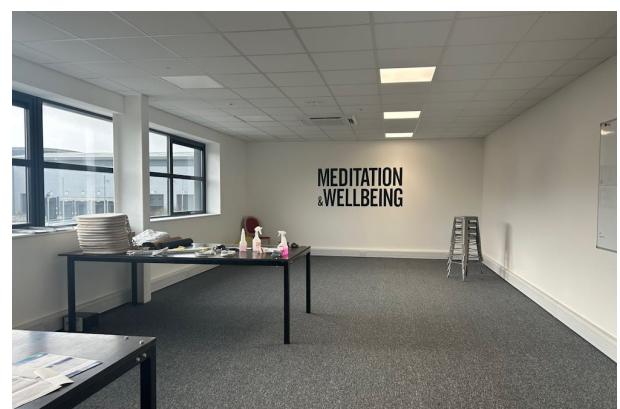
Description

Ellesfield Trade Centre is a modern, high quality development comprising 4 warehouse/ industrial units which are constructed with a steel portal frame and including fitted first floor offices.

The property benefits from 7 parking spaces.

Location

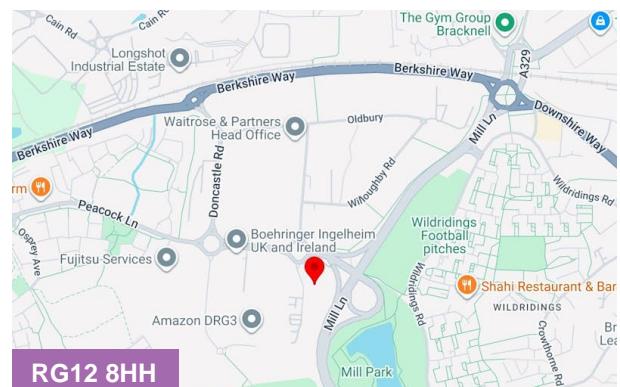
Ellesfield Trade Centre is located on the well-established Southern Industrial area and is prominently positioned fronting onto Ellesfield Avenue and Mill Lane, close to the heart of Bracknell.



Accommodation

The accommodation comprises the following areas on a GEA basis (Gross External Area):

Name	Building Type	sq ft	sq m	Availability
Ground	Industrial	3,381	314.11	Available
1st	Office	1,185	110.09	Available
Total		4,566	424.20	



Viewings

By prior appointment directly with the agent: Page Hardy Harris

Terms

A new FRI lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which is chargeable.

Viewing & Further Information



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