



Trade Counter with Showroom, Workshop and Storage

## Unit 12c The Western Centre

Bracknell, RG12 1RW

### Industrial TO LET

7,451 sq ft

(692.22 sq m)

- Excellent access
- Roller shutter & 3 phase power
- High quality mezzanine
- Allocated parking and electric charging points
- Air conditioning

# Unit 12c The Western Centre, Bracknell, RG12 1RW

## Summary

Available Size	7,451 sq ft
Rent	£87,000 per annum
Rates Payable	£26,197.50 per annum For the year 2023/24 - Please check these figures with the Local Authority.
Rateable Value	£52,500
Service Charge	N/A
Estate Charge	£5,976.42 per annum For the full year to 31 Dec 2023
EPC Rating	D (93)

## Description

Unit 12c offers a great trade counter opportunity with office/reception space on two floors at the front leading through to Showroom/workshop/storage space to the rear over ground and mezzanine levels with natural light throughout and a goods lift platform to the mezzanine . The unit offers 7 allocated parking spaces, an allocated loading area, estate signage provisions and vehicle charging points.

## Location

The Western Centre is prominently situated adjacent to Western Road which adjoins Wokingham Road (B3408) providing access to the Town Centre and the Berkshire Way (A329) via Easthampstead Road. Bracknell is a vibrant new town strategically placed between the M3 and M4 motorways which are accessed via the A322 and A329(M) respectively. Both links provide excellent access to the M25 and the national motorway network.

## Accommodation

Name	sq ft	sq m
Ground	3,741	347.55
1st - First floor office	410	38.09
1st - Mezzanine level showroom and storage	3,300	306.58
Total	7,451	692.22

## Viewings

By arrangement with the agent.

## Terms

A new FRI lease for a term to be agreed, direct with the Landlord, or an assignment of the existing lease.

## Business Rates

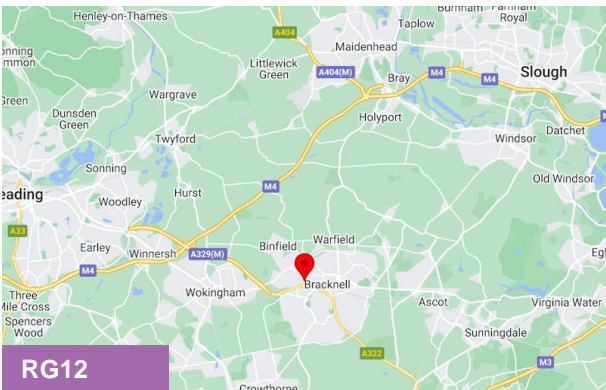
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



**Nick Hardy**  
01344 312723 | 07715 032429  
nick@pagehardyharris.co.uk



**Lucy Kirkup**  
01344 312722 | 07833 509532  
lucy@pagehardyharris.co.uk



**Helen Bewsey**  
01344 669009  
helen@pagehardyharris.co.uk

**More properties @ [pagehardyharris.co.uk](https://www.pagehardyharris.co.uk)**