

# BRACKNELL

Unit 1, Brickfields Industrial  
Park, RG12 1NQ

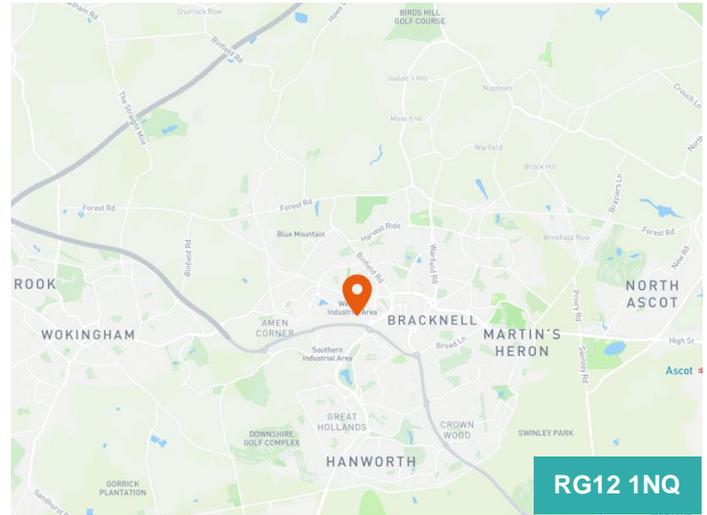


## INDUSTRIAL/LOGISTICS TO LET

**3,397 SQ FT**

- 5.5 Minimum eaves height
- Electric loading door
- Allocated car parking
- 10 min walk to Bracknell Train Station
- Short Drive to M3 & M4
- Flexible Terms
- Warehouse with Mezzanine and first floor offices

**A modern industrial unit spread across 2 floors with office available. 5.5 Minimum eaves height and Electric loading door.**



## Summary

|                       |                 |
|-----------------------|-----------------|
| <b>Available Size</b> | 3,397 sq ft     |
| <b>Rent</b>           | £10 per sq ft   |
| <b>Rates Payable</b>  | £5.10 per sq ft |
| <b>Service Charge</b> | N/A             |
| <b>EPC Rating</b>     | C (72)          |

## Description

Unit 1 Brickfields is a modern industrial warehouse which comes with office space. The property has amazing specifications such as allocated parking, Electric level access loading door and WCs. The property also has a 5.5 metre minimum eaves height along with 3 phase electricity.

## Location

The property is located on Kiln Lane within the established Brickfields Industrial Estate in Bracknell. The town benefits from road communication links being strategically located between the M3 and M4 motorways. Bracknell Railway Station benefits from a regular direct service to London Waterloo, in a journey time of 60 minutes, and Reading, in a journey time of 20 minutes. Reading offers regular services to London Paddington in 26 minutes.

## Accommodation

The accommodation comprises the following areas:

| Name                           | sq ft        | sq m          | Availability |
|--------------------------------|--------------|---------------|--------------|
| Unit - Warehouse and Ancillary | 1,885        | 175.12        | Available    |
| Mezzanine                      | 1,032        | 95.88         | Available    |
| Unit - 1st Floor Offices       | 480          | 44.59         | Available    |
| <b>Total</b>                   | <b>3,397</b> | <b>315.59</b> |              |

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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