

BRACKNELL

Unit 7, Brickfields Industrial
Park, RG12 1NQ

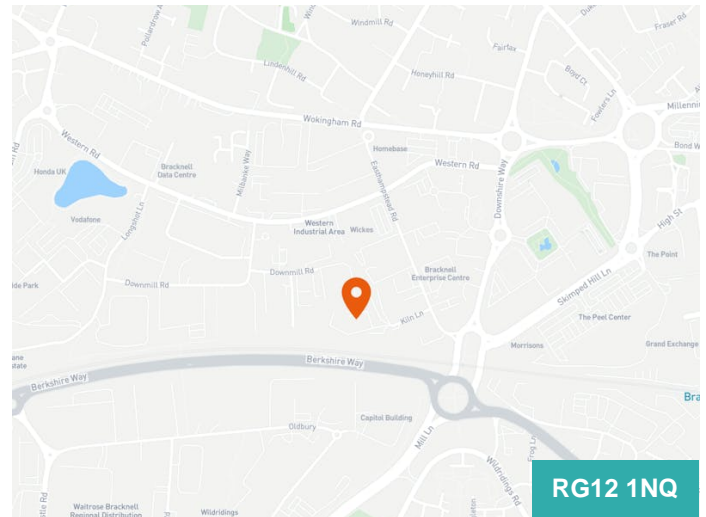


INDUSTRIAL / WAREHOUSE TO LET

2,340 SQ FT

- Electric Loading Door
- Allocated car parking
- 10 min walk to Bracknell Train Station
- Short Drive to M3 & M4
- Flexible Terms
- Warehouse with 1st Floor office space
- Can be combined with Unit 6 to make a 4,680 sq ft unit

**A modern industrial with office space and electric loading doors
and allocated parking.**



Summary

Available Size	2,340 sq ft
EPC Rating	Upon enquiry

Description

Unit 7 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 unit can also be combined with Unit 6 for a larger 4,680 sq ft unit providing 10 car parking spaces for the both.

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	2,340	217.39	Available
Total	2,340	217.39	

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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