



## Industrial Unit in Centre of Bracknell Commercial District

### Unit 32

Longshot Industrial Estate, Longshot Lane,  
Bracknell, RG12 1RL

Industrial  
**TO LET**

**2,141 sq ft**  
(198.91 sq m)

- Roller Shutter Door
- Partial First Floor Mezzanine
- Kitchen and WCs
- Two Offices
- Three Phase Power
- 4 Allocated Parking Spaces
- Good Access to J.10 M4 and J.3 of M3
- Falls within Bracknell BID Scheme

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## Summary

Available Size	2,141 sq ft
Rent	£26,750 per annum
Rates Payable	£9,855.25 per annum
Rateable Value	£19,750
Service Charge	£2,141 per annum
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. We understand the Landlord's Legal Fees to be £1,200.
EPC Rating	Upon enquiry



## Description

This conveniently located Industrial unit is situated in the heart of Bracknell's Commercial District, falling within the Bracknell BID Scheme which provides benefits including a free shuttle bus to Bracknell Train Station. The property offers a Roller Shutter door (Ht. 2.78m Width 2.79m), First Floor Mezzanine, 3 Phase Electricity, a First Floor and Ground Floor Office, Kitchen & 2 WCs. This unit has 4 allocated parking spaces.

Ideal for Storage and/or Workshop Use. Please note not suitable for Gym Use or Motor Trade.

## Location

Located midway between the M3 & M4 Motorways. With further nearby links such as the A329 and A322 offering good access to the M25, Heathrow, London and the South East & South West. Bracknell Town Centre is a short drive away offering a wide range of Retail and Leisure facilities. The newly developed Lexicon Centre boasts outlets such as Waitrose, M&S, Fenwicks, Pret, Gails, Wagamamas to name a few. A Greggs Takeaway is located at the end of Longshot Lane.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,141	198.91	Available
<b>Total</b>	<b>2,141</b>	<b>198.91</b>	

## Viewings

Strictly by prior arrangement with the Agent.

## Terms

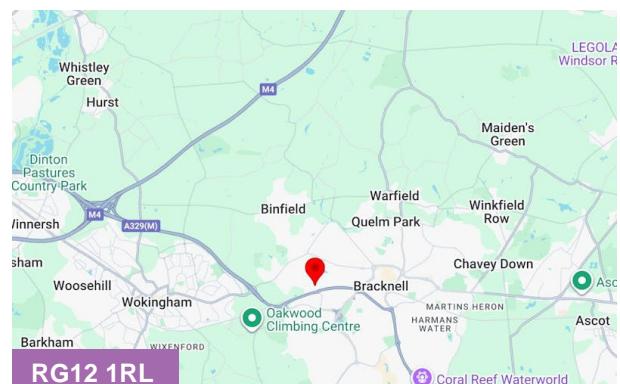
Available on a new lease, for term to be agreed. The lease will be direct with the Landlord.

## Business Rates

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

## Legal

The ingoing Tenant is liable for both parties' legal costs. We understand the Landlord's legal fees to be £1,200.



## Viewing & Further Information

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