



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
Total	2,141	198.91	

Viewings

Strictly by prior arrangement with the Agent.

Terms

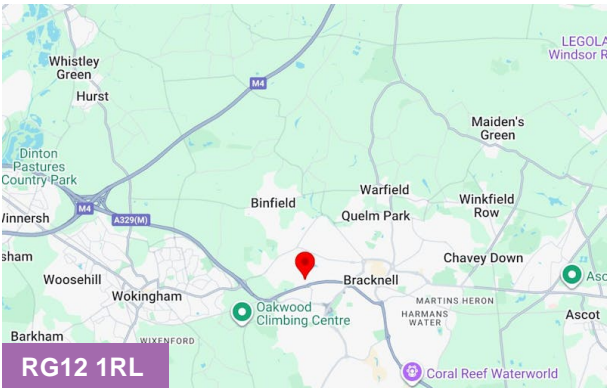
Available on a new lease, for term to be agreed. The lease will be direct with the Landlord.

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



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



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



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