

BRACKNELL

Brickfields Industrial Park,
RG12 1NQ



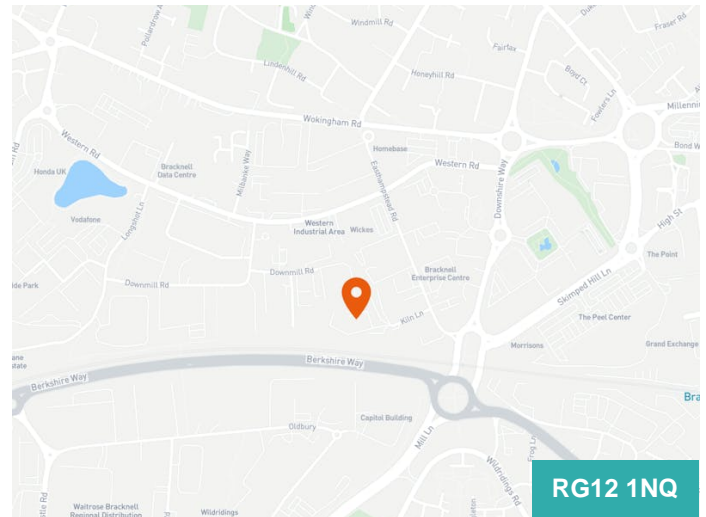
INDUSTRIAL/LOGISTICS / INDUSTRIAL / WAREHOUSE TO LET

2,340 TO 8,077 SQ FT

- Electric Loading Doors
- Allocated car parking
- 10 min walk to Bracknell Train Station
- Short Drive to M3 & M4
- Flexible Terms
- Warehouses with 1st Floor office space
- Unit 6 & 7 can be combined to make a 4,680 sq ft unit

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

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Summary

Available Size	2,340 to 8,077 sq ft
EPC Rating	Upon enquiry

Description

Brickfields Industrial Park is a collection of modern industrial warehouses which come with office space. The park has amazing specifications such as allocated parking, Electric level access loading door and WCs.

Location

The industrial park is located on Kiln Lane within 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 - Unit 1	3,397	315.59	Available
Unit - Unit 6	2,340	217.39	Available
Unit - Unit 7	2,340	217.39	Available
Total	8,077	750.37	

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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