



To Let

Mid Terrace Industrial Warehouse Unit With Two Storey Offices and Rear Yard

- 5.5m to eaves, rising to 7.8 clear internal height
- Single loading door
- Generous loading area and yard to the rear
- Offices with separate access and parking fronting Western Road
- Located 2 miles from the A329(M), providing access to M4(J10)

Unit 2, The Western Centre

Western Road, Bracknell, RG12 1RW

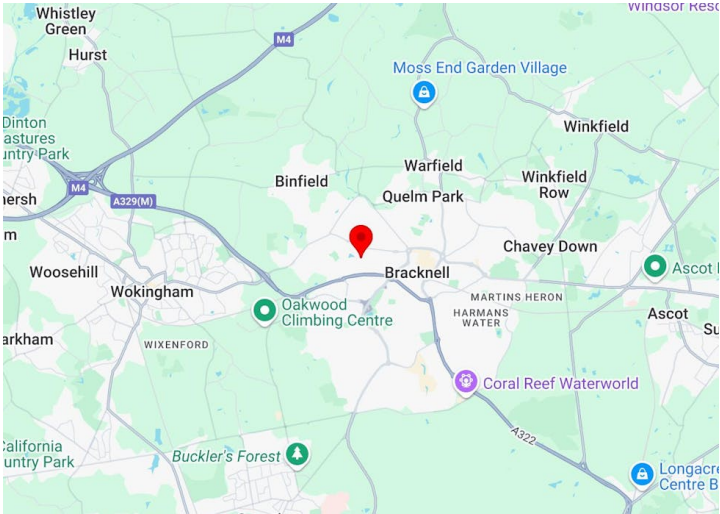
19,524 sq ft

1,813.84 sq m

Reference: #237506

Unit 2, The Western Centre

Western Road, Bracknell, RG12 1RW



Summary

Available Size	19,524 sq ft / 1,813.84 sq m
EPC	D (95)

Description

The property comprises of a mid-terrace industrial/warehouse unit with two storey offices, allocated parking spaces and a generous rear yard/loading area which is suitable for articulated lorry deliveries.

Location

The Western Centre is prominently located off Western Road, which adjoins Wokingham Road (B3408), providing access to the Town Centre and links to the Berkshire Way (A329). Bracknell's strategic position between the M3 and M4 motorways offers convenient access through the A322 and A329(M) respectively. These road links facilitate access to the M4,M25 and national motorway network.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	11,485	1,066.99
Ground floor office	4,445	412.95
First floor office	3,594	333.89
Total	19,524	1,813.83

Terms

Unit 2 is available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

VAT

VAT is applicable.

Viewings

Strictly via the Joint Agents JLL & Page Hardy Harris

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