



## End of Terrace Warehouse/Trade Counter on a well established Estate

### Unit 19

Bilton Industrial Estate, Bracknell, RG12 8YT

### Industrial TO LET

**1,371 sq ft**  
(127.37 sq m)

- Steel Framed Warehouse and Trade Counter
- Electric Roller Shutter Door
- 3 Car Parking Spaces
- Excellent Location, close to M4 & M3, London, Heathrow & South West
- 3 Phase Electrics

# Unit 19, Bilton Industrial Estate, Bracknell, RG12 8YT

## Summary

Available Size	1,371 sq ft
Rent	£23,500 per annum Quoting
Rates Payable	£8,982 per annum approx, from April 2023.
Rateable Value	£18,000
Service Charge	£0.50 per sq ft Approx.
EPC Rating	C (66)

## Description

This unit is located on Bilton Industrial Estate and benefits from modern, half round cladding with paved parking and electric roller shutter doors (height 4.56m, width 2.96m). Access to the trade counter and facilities (disabled WC) is through a separate door to the front of the unit. The unit also benefits from 3 phase electricity supply and 4 allocated parking spaces.

The Warehouse has an eaves height of 6.76m and internal clearance height of 6.05m. Measurements are based on GIA.

## Location

Set at the end of Terrace on Bilton Industrial Estate, this unit benefits from direct access to the A329 (M) and in turn to J10 of the M4, Heathrow, London and the South West. Junction 3 of the M3 is easily accessed via the A322 dual carriageway. Bracknell town centre, now home to the renowned Lexicon Shopping Centre, M&S, Waitrose and numerous restaurant facilities, is a short drive away.

## Accommodation

Name	sq ft	sq m
Unit - 19	1,371	127.37

## Viewings

Viewings are by agent appointment only.

## Terms

This unit is available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

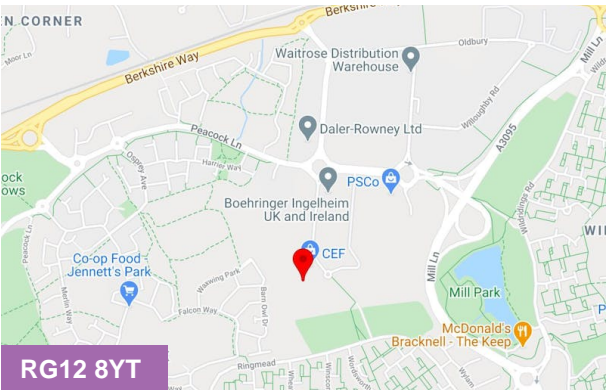
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for paying their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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