



Unit 4 & 5, Sterling Centre, Bracknell, RG12 2PW

To Let

Modern Warehouse with Large Yard and Parking



## Unit 4 & 5, Sterling Centre, Bracknell, RG12 2PW

### Summary

- EPC: B (44)
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



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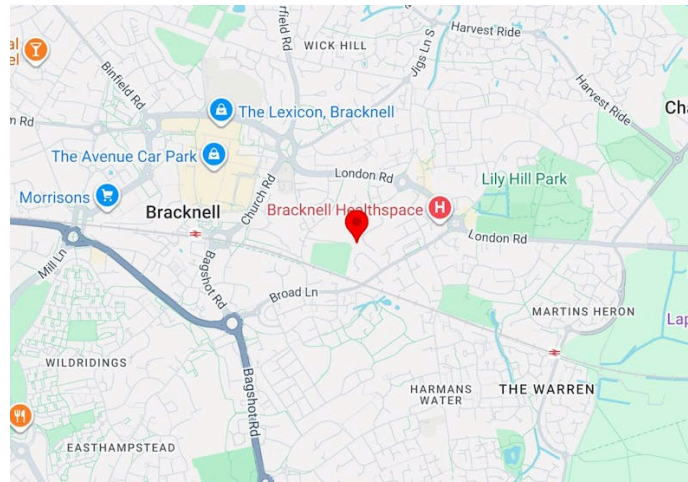


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### Joint Agents



**Ed Ponting (Haslams Surveyors LLP)**  
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### Description

The units were formerly occupied by Jaguar Land Rover (Sytner) for a car preparation and assembly facility. The unit benefits from a large external car park and yard space with two level access loading doors at either end of the building. At the front of the building a modern reception with first floor offices. The warehouse is a clear span space offering 6m eaves height, LED lighting, AmbiRad gas heating system and a level good quality floor slab.

### Location

The site is situated in Bracknell, within the Thames Valley area, well-positioned between Reading and Woking. The site benefits from strong road connectivity via nearby routes such as the A329 and M4, with London and Heathrow easily accessible to the east

### Accommodation

Description	sq ft	sq m
Warehouse	25,337	2,353.88
Offices	2,444	227.06
Offices	4,797	445.66
<b>TOTAL</b>	<b>32,548</b>	<b>3,023.81</b>

### Specifications

- 6m eaves height
- 2x level access loading doors
- 3 phase power available
- 24/7 use
- Secure estate
- 82 car parking spaces
- Central location in Bracknell
- 13 miles to M25
- Flexible lease terms available

### Terms

The property is available by way of an Assignment or Sub-let of the existing lease running till 25th August 2030. A new longer term lease direct with the Landlord may be available.

### Use

The site has consent for classes E (G) iii, B2 & B8.

### Business Rates

According to the VOA government website for business rates the premises has a ratable value of £340,000, and a rates payable of £181,300 per annum.