

NOT SUITABLE FOR MOTOR TRADE



Small Business Unit in Centre of Bracknell Commercial District

Unit 30

Longshot Industrial Estate, Longshot Lane,
Bracknell, RG12 1RL

Industrial TO LET

416 sq ft
(38.65 sq m)

- Roller Shutter Door (Height: 2.94m, Width: 2.44m)
- 1st Floor Mezzanine Office
- Single Phase Power
- Private W/C
- Centre of Bracknell Commercial District
- Good Access to M4 (J10) and M3 (J3)
- Ideal for Warehousing or Workshop Use
- 1 Allocated Parking Space

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Summary

Available Size	416 sq ft
Rent	£8,112 per annum
Rates Payable	£3,283.20 per annum Please check with the Local Authority
Rateable Value	£7,600
Service Charge	£550 per annum
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. Landlord's Legal Fees are £1,200
EPC Rating	D (78)

Description

This conveniently located Industrial unit is situated in the heart of Bracknell's Commercial District. It offers a Roller Shutter door (Height: 2.94m, Width: 2.44m), Single Phase Power and a WC. The small mezzanine office (not included in measurements) can be retained or removed depending on requirements. There one allocated parking space and communal parking available.

Ideal for Storage and/or Workshop Use. Please note not suitable for Class E Use or Motor Trade.

Location

Longshot Industrial Estate is situated in Bracknell, conveniently located midway between the M3 & M4 Motorways via the A322 and A329, offering good access to the M25, Heathrow, London and the South East & South West. Bracknell Town Centre is a short drive away with a wide range of Retail and Leisure facilities. The newly developed Lexicon Centre boasts outlets such as Waitrose, M&S, Fenwicks, Pret, Gails, and 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
Unit	416	38.65
Total	416	38.65

Viewings

By arrangement directly with the agent: Page Hardy Harris

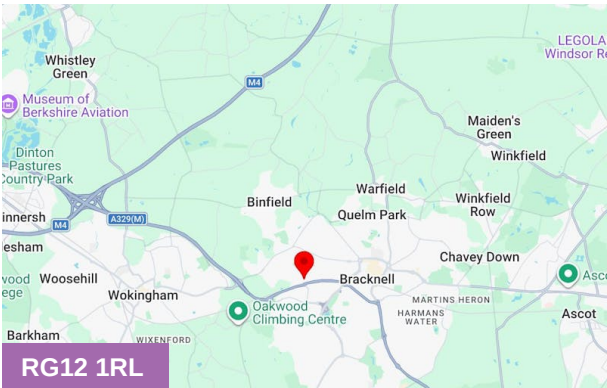
Terms

Available on a new 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



Viewing & Further Information



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The ingoing Tenant is liable for both parties' legal costs. We understand the Landlord's legal fees to be £1,750.

VAT

All figures quoted are exclusive of VAT which we understand is NOT chargeable.