

# Bracknell Western Trade Centre

Western Road,  
Bracknell, RG12 1RW

Warehouse to let  
3,594 - 19,524 sq ft



To be refurbished

# Warehouse to let

3,594 - 19,524 sq ft



Offices with separate access



2 miles to A329(M), access to M4



Single loading door



Generous rear loading area and yard



5.5m to 7.8m clear internal height

Unit 2 comprises of a mid-terrace industrial/warehouse unit with two storey offices, allocated parking spaces and generous rear yard/loading area suitable for articulated lorry deliveries. The two storey offices benefit a separate pedestrian access which fronts Western Road. The unit is to be refurbished.

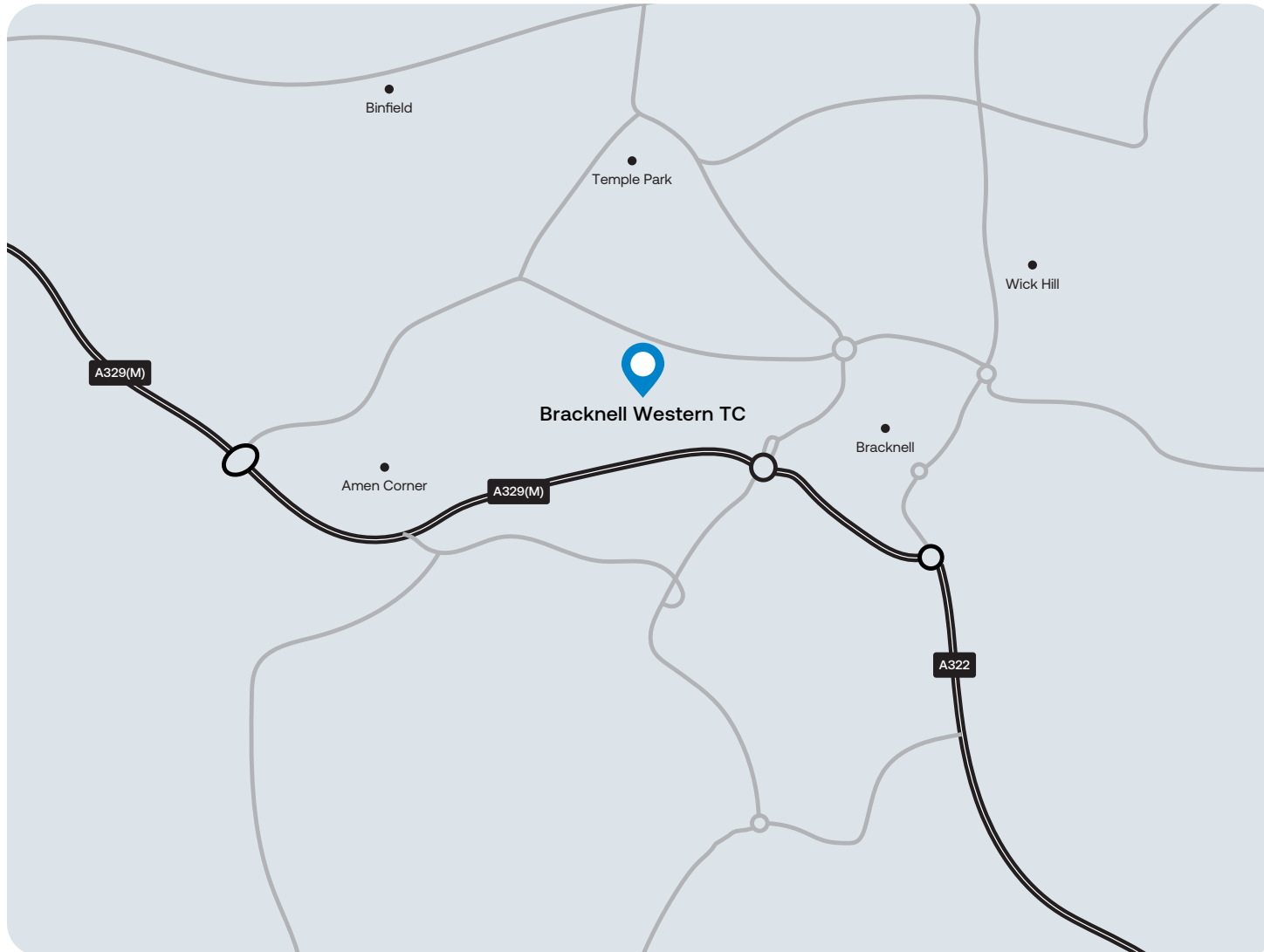


# Site plan & accommodation

Unit	Property Type	Area (sq ft)	Availability
Unit 2 - Ground Floor	Warehouse	11,485	Immediately
Unit 2 - Ground Floor	Office	4,445	Immediately
Unit 2 - First Floor	Office	3,594	Immediately
<b>Total</b>		<b>19,524</b>	



# 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.



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Book a viewing



Jas Lall  
southeast@mileway.com  
0203 991 3516



James Newton  
James.Newton1@jll.com  
0739 323 5709

Harry Tanner  
Harry.Tanner@jll.com  
0770 786 3738



Iestyn Harris  
iestyn@pagehardyharris.co.uk  
07701 223733

## Further information:

**EPC**  
EPC rating is D.

**Terms**  
Available on new full repairing  
and insuring leases.

**VAT**  
VAT will be payable where  
applicable.

**Legal Costs**  
All parties will be responsible  
for their own legal costs  
incurred in the transaction.

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