

Unit 2, Bracknell Western Trade Centre

Western Road,
Bracknell, RG12 1RW

Warehouse to let
19,524 sq ft



To be refurbished

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19,524 sq ft



To be fully refurbished



2 Miles to A329m,
providing access to the
M4 J10



5.5m eaves
rising to 7.8m



Generous rear
loading area



Single loading door



Offices with separate
access and parking
fronting Western Road

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.

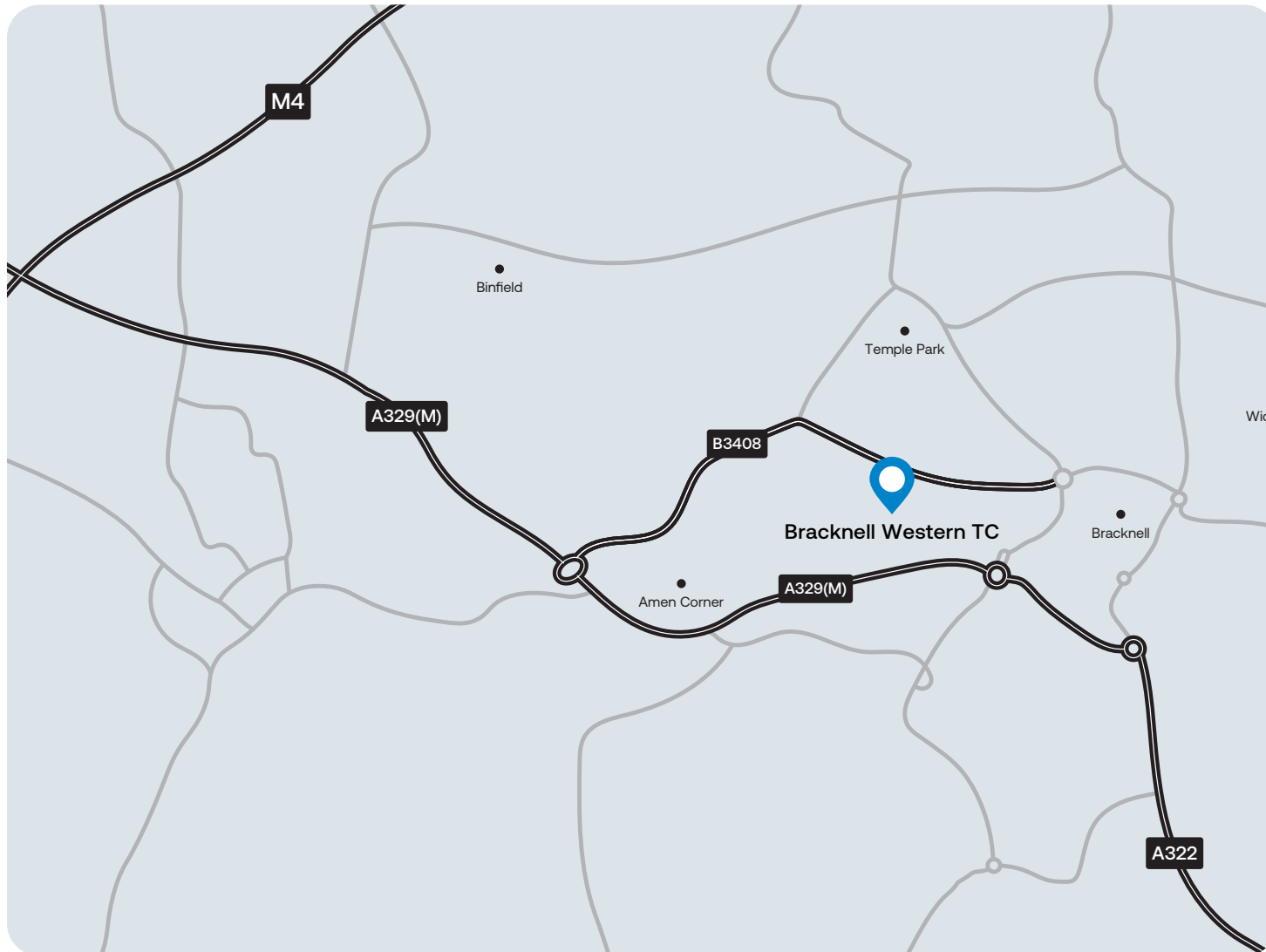


Site plan & accommodation

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



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



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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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