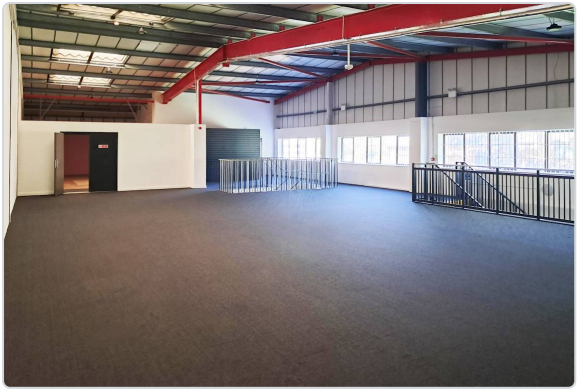
Bracknell Western Trade Centre

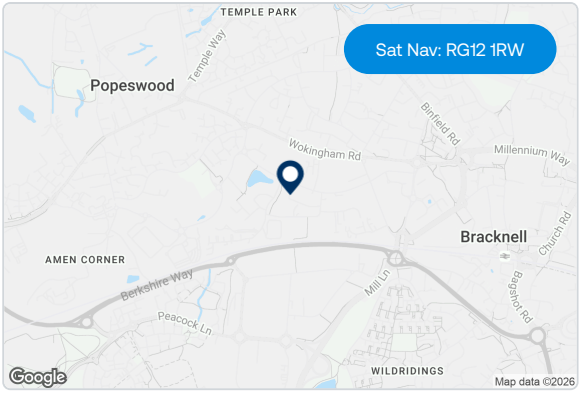
Western Road Bracknell RG12 1RW

Office and Warehouse | 3,710 - 7,451 ft^2

- Excellent connectivity
- Roller shutter door
- EV charging points
- Dedicated parking
- Prominent location
- Air conditioned office







Description

Unit 12c offers a trade counter opportunity with office space over two floors to the front of the property leading through to workshop/ storage space at the rear over ground and mezzanine levels, and a goods lift platform to the mezzanine. The unit has 7 allocated parking spaces and an allocated loading area. The Western Centre is an established trade location with occupiers including Screwfix, Easy Bathrooms, Wolseley Plumbing and Heating Supplies and Dulux.

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 networ.

Further information

EPC
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Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

Book a viewing

Zachary Hanna
Mileway
southeast@mileway.com
0203 991 3516

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

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

Iestyn Harris
Page Hardy Harris
iestyn@pagehardyharris.co.uk
07701 223733



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 12C	Warehouse	3,741	Immediately	7,250	
Unit 12C	Office	3,710	Immediately	POA	
Total		7,451			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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