

Available To Let | Coming Soon

37,120 sq ft Development

Brand New Sustainable Logistics Warehouse
Cookham Road, Waterside Park,
Bracknell, RG12 1RL

Barwood.



Reading

16 mins / 11.1 Miles



M4/J10

10 Mins / 6 Miles

ELEVATE 38



Berkshire Way

A329

A329(M)

A329(M)





London

40 Mins / 25 Miles

- Vodafone 01
- Honda (Head Office) 02
- 3M Centre 03
- Eco 52 04
- Longshot Industrial Estate 05
- Natural Baby Shower (Head Quarters) 06
- Wickes 07
- Amazon Web Services 08
- NEP UK 09
- TEKsystems 10
- Screwfix 11
- Logistics City 12
- Royal Mail 13
- Evelyn Partners 14
- Enterprise 15
- Flooring Superstore 16
- Arco Safety 17
- Waitrose (Head Office) 18

Elevate Your Business

Prime Space. Proven Location.

Elevate 38 offers a high-spec industrial/warehouse unit of **37,120 sq ft** within a **2 acre** secure site. Featuring generous HGV service yard depths, up to **88 car parking spaces**, dedicated cycle facilities and future-ready EV charging, the scheme combines excellent access with modern sustainability credentials. Positioned for efficient logistics and flexible operations, it provides the ideal base for ambitious occupiers.



Indicative Image

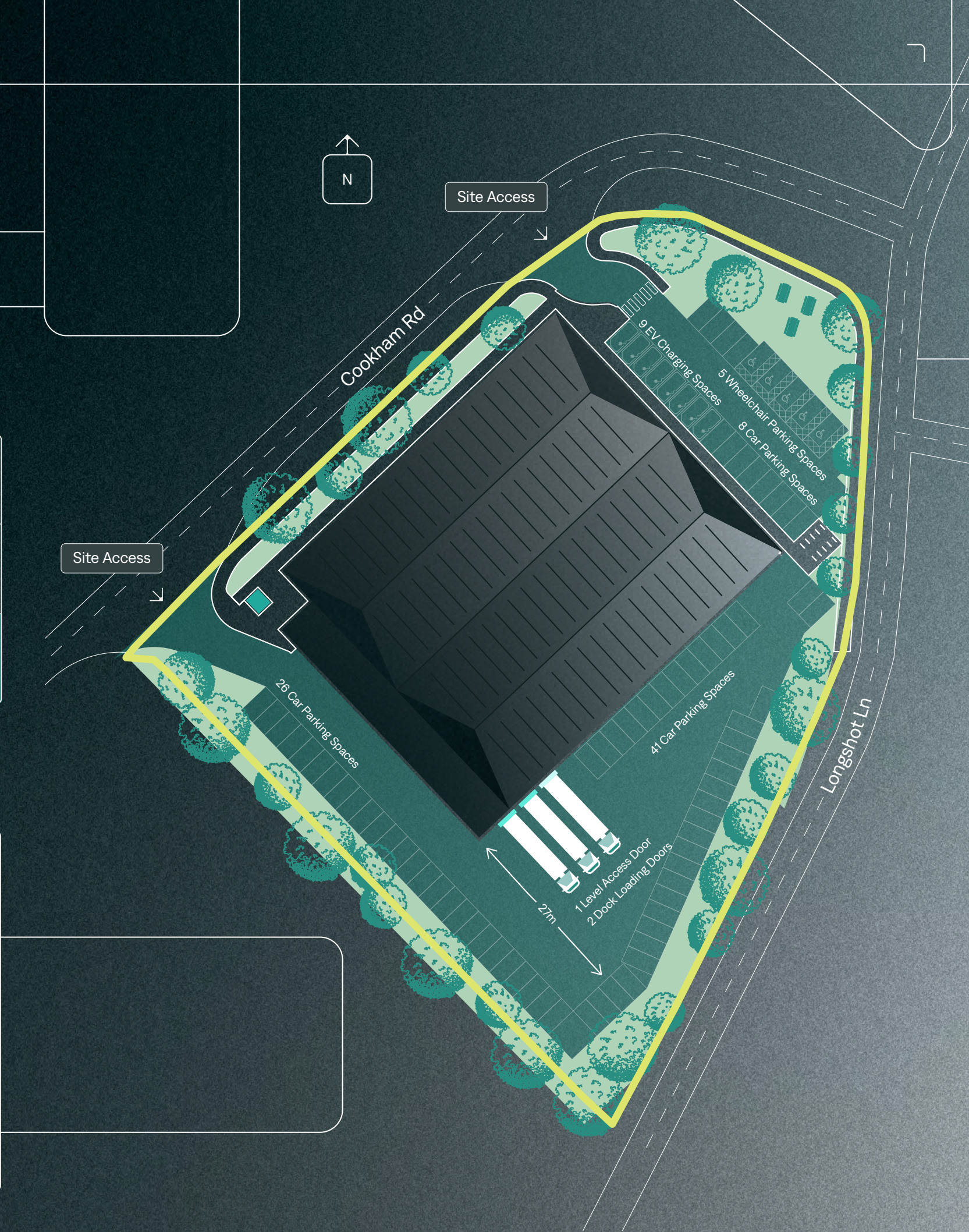
Space For Potential

► ACCOMMODATION

Ground Floor	31,720 SQ FT
First Floor	5,400 SQ FT
Total (GEA)	37,120 SQ FT

► SPECIFICATIONS

 Secure Yard	 2 Dock-Leveller Doors
 12m Clear Internal Height	 Dedicated Service Yard
 1 Level-Access Door	 88 Parking Spaces
 Grade A Office Accommodation	 9 EV Charging Points





Sustainability Built In

Elevate 38 is designed with sustainability and wellbeing at its core. The scheme features active and future-ready EV charging, 18 secure cycle spaces, permeable paving and landscaped areas to manage surface water and enhance biodiversity.

A dedicated power supply supports efficient building services and future renewable installations, while safe, segregated access for pedestrians and vehicles promotes a healthy workplace.

Built to meet high environmental standards, the development is ready to achieve leading UK sustainability ratings and deliver long-term value for occupiers and investors.

 10% Roof Lights	 LED Lighting
 Targeting EPC A Rating	 Active & Passive EV Chargers
 Targeting BREEAM Outstanding Rating	 18 Covered Cycle Spaces

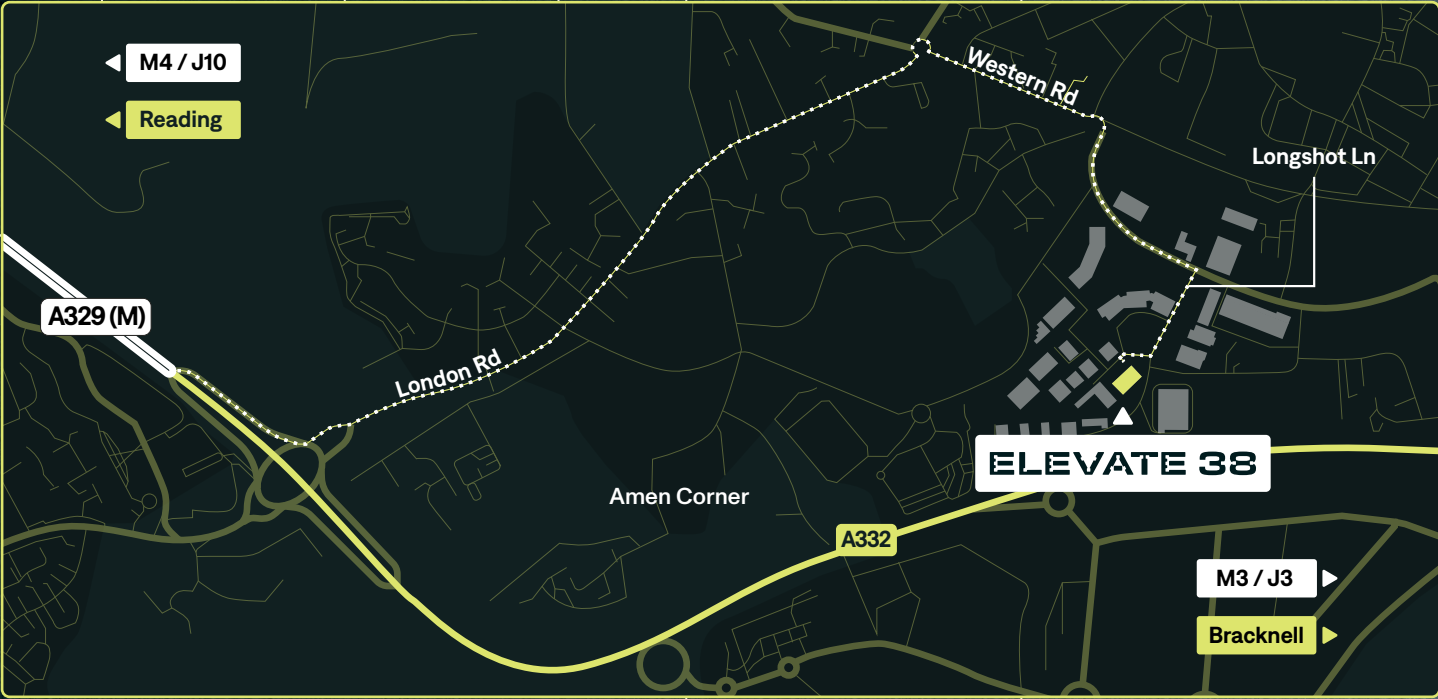
Future-Proof.
People-Focused.
Planet-Positive.

Unrivalled

Strategically located in Bracknell, Elevate 38 sits within one of the South East’s most established business hubs, home to a diverse mix of national and international occupiers.

Excellent retail and leisure amenities, including the renowned Lexicon Shopping Centre, are just minutes away, while direct transport links provide unrivalled access to key motorway networks and central London. This is a location designed to connect businesses to markets, people, and opportunities.

 Easy access to Junction 10 of the M4 & Junction 3 of the M3	 Bracknell Station nearby with rail links to London Paddington
 Located in an established business hub attracting national and international occupiers	 Close to The Lexicon Shopping Centre, providing retail and restaurant amenities
 Convenient access to Heathrow Airport via the M4 corridor	 Proximity to the M25, providing fast connections to the wider South East and national motorway network



With easy access to the M4 and M3 motorways, Bracknell offers seamless road connectivity across the South East and into London. Excellent rail links provide fast journeys into Reading, London Paddington, and Waterloo, while Heathrow Airport is less than 30 minutes away. This unrivalled connectivity ensures businesses are perfectly positioned to reach customers, suppliers, and talent across the UK and beyond.

► DRIVE TIMES

Heathrow Airport	35 Mins	21 Miles	Reading	20 Mins	10 Miles
Gatwick Airport	55 Mins	46 Miles	Oxford	55 Mins	50 Miles
Southampton Airport	55 Mins	55 Miles	M4 (Junction 10)	10 Mins	6 Miles
Southampton Port	1 Hr 5 Mins	59 Miles	M3 (Junction 3)	14 Mins	7 Miles
Central London	55 Mins	40 Miles	M25 (Junction 12 & 15)	20 Mins	14 Miles

Connectivity

A Growing & Dynamic Population



Bracknell benefits from a highly skilled and economically active population, supported by excellent transport links to London and the wider Thames Valley. The area's strong demographic profile, with a growing workforce and high levels of education, provides businesses with access to a diverse talent pool and an affluent customer base. This thriving community underpins Bracknell's reputation as a premier location for forward-thinking occupiers.

84%

Bracknell employment rate

7.7 Million

People within 60 mins

12%

Logistics sector share of employment

+10%

Bracknell population growth rate over last decade

250,000+

Local workforce within 30 mins

84%

Economically active working age population

For viewings or more
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ELEVATE 38

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