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Mid terrace industrial/warehouse unit with two storey offices and a rear yard

Unit 2

The Western Centre, Western Road,
Bracknell, RG12 1RW

Industrial, Trade Counter

TO LET

19,524 sq ft

(1,813.84 sq m)

- 5.5m rising to 7.8m clear height warehouse
- Loading door, 3 Phase power, gas and water connected
- Generous loading area and yard to the rear
- Offices with separate access and parking directly fronting Western Road

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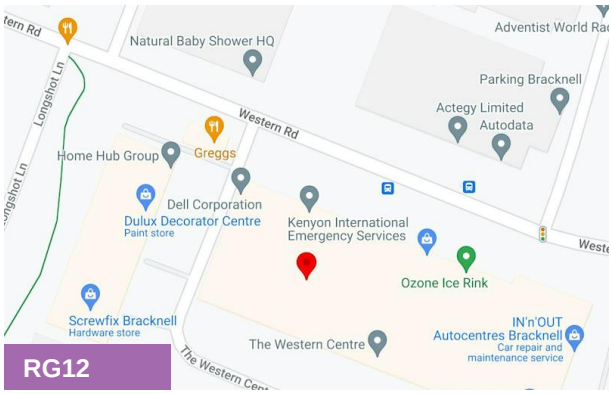
Summary

Available Size	19,524 sq ft
Rent	£15.50 per sq ft
Rates Payable	£4.55 per sq ft approx. Please check with the Local Authority.
Rateable Value	£160,000
Service Charge	£21,374.03 per annum
EPC Rating	D (95)



Description

The property comprises of a mid terrace industrial/warehouse unit with modern two storey offices, allocated parking spaces and rear yard/loading area suitable for articulated lorry deliveries.

Location

The Western Centre is prominently situated adjacent to Western Road which adjoins Wokingham Road (B3408) providing access to the Town Centre and the Berkshire Way (A329) via East Hampstead Road. Bracknell is strategically placed between the M3 and M4 motorways which are accessed via the A322 and A329(M) respectively. Both links provide excellent access to the M25 and the national motorway network.

Viewings

By prior arrangement with the agent.

Terms

A new lease direct from the Landlord OR an assignment of the current lease until December 2030.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which we understand is chargeable.

Viewing & Further Information

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