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Modern Warehouse/Trade Counter on a well established Estate

Unit 22

Bilton Industrial Estate, Bracknell, RG12 8YT

Industrial

TO LET

1,586 sq ft

(147.34 sq m)

- Steel Framed Warehouse and Trade Counter
- Electric Roller Shutter Door
- 4 allocated parking spaces
- Excellent Location, close to M4 & M3, London, Heathrow & South West

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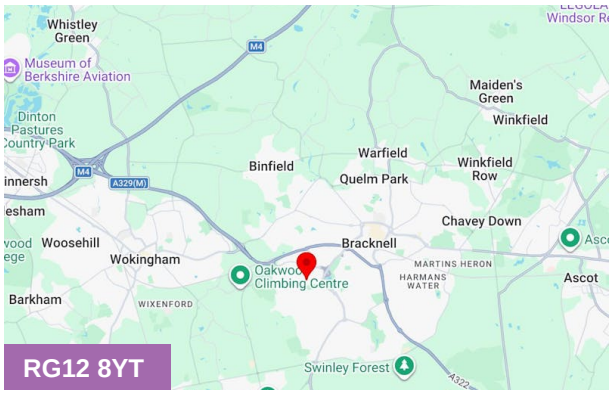
Summary

Available Size	1,586 sq ft
Rent	£32,000 per annum
Rates Payable	£6.33 per sq ft
Rateable Value	£23,250
Service Charge	£987.61 per annum (2026/27 budget)
EPC Rating	Upon enquiry



Description

This unit is located on Bilton Industrial Estate and benefits from modern, half round cladding with paved parking and electric roller shutter doors (height 4.55m, width 2.97m). The property benefits from a front office as well as kitchenette and disabled WC.

Location

Bilton Industrial Estate benefits from direct access to the A329 (M) and in turn to J10 of the M4, Heathrow, London and the South West. Junction 3 of the M3 is easily accessed via the A322 dual carriageway

Bracknell town centre, now home to the renowned Lexicon Shopping Centre, M&S, Waitrose and numerous restaurant facilities, is a short drive away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,586	147.34

Viewings

Viewings to be arranged directly with the agent: Page Hardy Harris

Terms

A new FRI lease for terms to be agreed. The lease will be directly with the Landlord.

Business Rates

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

Legal Fees

Each party will be responsible for paying their own legal costs.

VAT

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

Viewing & Further Information

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