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Business Unit in Centre of Bracknell Commercial District

Unit 31

Longshot Lane, Bracknell, RG12 1RL

Industrial

TO LET

1,298 sq ft

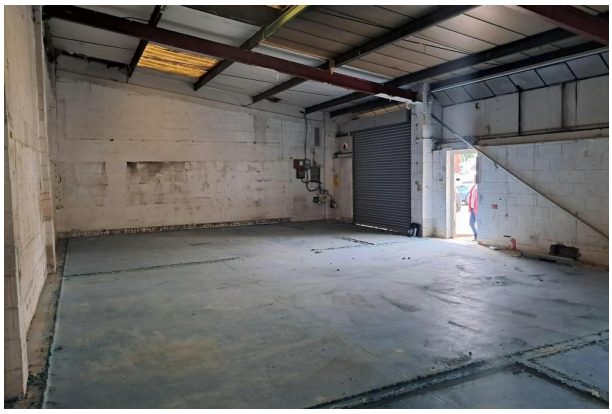
(120.59 sq m)

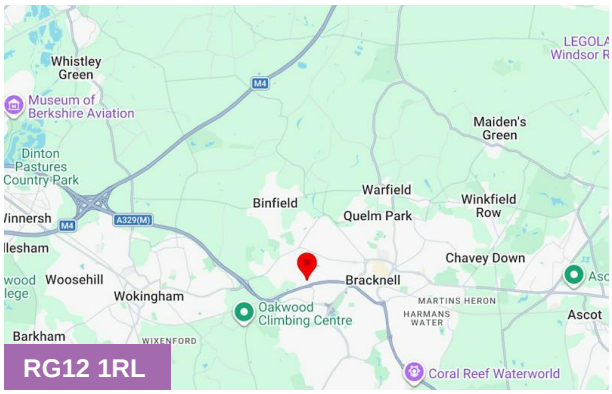
- Roller Shutter Door (Height: 2.9m, Width: 2.8m)
- 3 Phase Electricity
- WC
- Located in Central Bracknell
- 3/4 Allocated Parking Spaces (with communal parking available)
- Good Access to the M4 (J.10) and M3 (J.3)

Unit 31, Longshot Lane, Bracknell, RG12 1RL

Summary

Available Size	1,298 sq ft
Rent	£18,821 per annum
Rates Payable	£7,452 per annum Please check with the VOA/HMRC
Rateable Value	£17,250
Service Charge	£1 per sq ft Subject to Annual Variances
VAT	Not applicable. Unless Sole Use is for Storage
Legal Fees	Ingoing tenant is liable for both parties legal costs. £1,750 for Landlord Legal and Administrative fees
EPC Rating	C (66)





Description

This conveniently located Industrial unit is situated in the heart of Bracknell's Commercial District. It offers a Roller Shutter door (Height: 2.9m, Width: 2.8m), 3 Phase Power and a WC.

There are 3 to 4 allocated parking spaces and communal parking available.

Ideal for Storage and/or Workshop Use. Please note not suitable for Class E Use or Motor Trade.

Location

Longshot Industrial Estate is situated in Bracknell, conveniently located midway between the M3 (J.3) & M4 (J.10) Motorways via the A322 and A329, offering good access to the M25, Heathrow, London and the South East & South West.

Bracknell Town Centre is a short drive away with a wide range of Retail and Leisure facilities. The newly developed Lexicon Centre boasts outlets such as Waitrose, M&S, Fenwicks, Pret, Gails, and Wagamamas to name a few. A Greggs Takeaway is located at the end of Longshot Lane.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,298	120.59

Viewings

By Appointment with The Agent Only

Terms

New Lease direct with the Landlord

Viewing & Further Information

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