

To Let

Industrial / Trade Counter With Showroom, Workshop & Storage

- Excellent access
- Roller shutter & 3 phase power
- High quality mezzanine
- Allocated parking and electric charging points

Unit 12c, The Western Centre

Western Road, Bracknell, RG12 1RW

7,451 sq ft

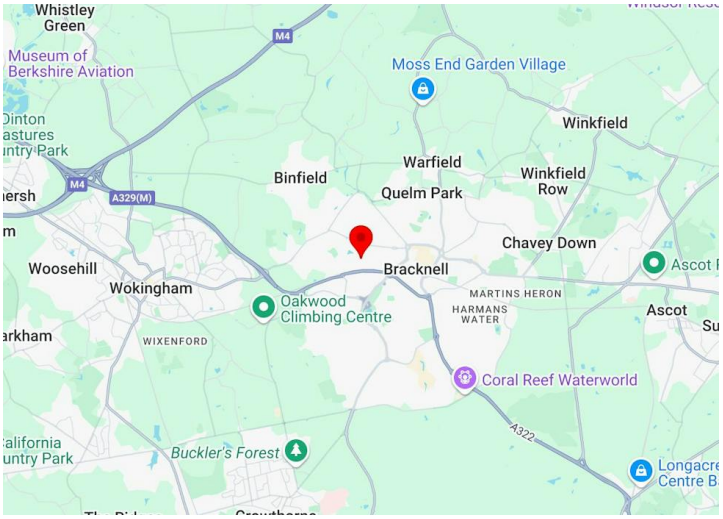
692.22 sq m

Reference: #280233

Unit 12c, The Western Centre

Western Road, Bracknell, RG12 1RW





Summary

Available Size	7,451 sq ft / 692.22 sq m
EPC	D (93)

Description

Unit 12c offers a great trade counter opportunity with office/reception space on two floors at the front leading through to Showroom/workshop/storage space to the rear over ground and mezzanine levels with natural light throughout and a goods lift platform to the mezzanine . The unit offers 7 allocated parking spaces, an allocated loading area, estate signage provisions and vehicle charging points.

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 Easthampstead Road. Bracknell is a vibrant new town 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.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground	3,741	347.55
First floor office	410	38.09
Mezzanine level showroom and storage	3,300	306.58
Total	**7,451**	**692.22**

Specification

- Excellent access
- Roller shutter & 3 phase power
- High quality mezzanine
- Allocated parking and electric charging points
- Air conditioning

Terms

A new FRI lease for a term to be agreed, direct with the Landlord, or an assignment of the existing lease.

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 may be chargeable.

Viewings

Strictly through joint sole agents JLL

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