TRADE CITY

BRACKNELL

UNITS 2 & 7 • WESTERN ROAD • RG12 1RE

WAREHOUSE / TRADE UNITS TO LET

UNITS AVAILABLE FROM 5,178 SQ FT (481 SQ M)



TRADE CITY BRACKNELL

EXCEPTIONAL INDUSTRIAL SPACE
DESIGNED FOR MODERN BUSINESS

Trade City Bracknell comprises of modern light industrial, warehouse and trade counter units with excellent roadside prominence fronting Western Road. The properties feature a high-quality exterior finish, partially glazed frontage and an electric loading door, all set within a well-landscaped environment. Located in an established trade counter area, neighbouring occupiers include ATS Euromaster, Electric Centre and Eurocell, providing a strong commercial setting for a range of businesses.

- Prominent roadside location
- Clear internal height - minimum 6.5m
- Partially glazed frontages
- Electric loading doors
- Landscaped environment
- High quality exterior finish
- Nearby trade occupiers
- Fully refurbished


Unit 7



Unit 2



Unit 7


Unit 7



UNITS
ACCOMMODATION

UNIT 2	SQ FT	SQ M
GROUND FLOOR	5,178	481

UNIT 7	SQ FT	SQ M
GROUND FLOOR	4,962	461
FIRST FLOOR OFFICE	1,464	136
TOTAL:	6,426	597

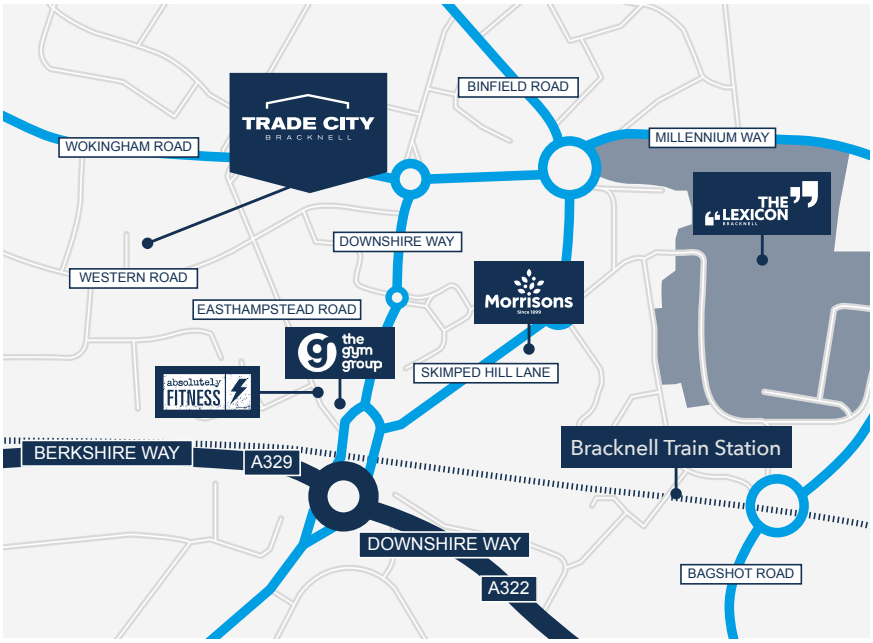
TRADE CITY BRACKNELL

LOCATION

Trade City Bracknell is located on Western Road, just off the A329 and in the centre of the town's commercial district. Western Road is an established trade counter location with occupiers including Wickes, Halfords, Wolseley, ScrewFix and Johnstones Decorator Centre.

DRIVE DISTANCES

DESTINATION	MILES
Bracknell Train Station	0.5
M4 J10	5
M3 J3	6
Reading	12
Heathrow	21
Central London	33





TERMS

The premises are available to rent on a new full repairing and insuring lease on terms to be agreed.

ENERGY PERFORMANCE ASSET RATING

A:16

LEGAL COSTS & VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT which may be charged on the rent.

RATEABLE VALUE

Upon enquiry.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti Money Laundering regulations, the landlord will undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

FOR FURTHER INFORMATION

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