



Western Trade Centre  
WESTERN ROAD BRACKNELL RG12 1RW

# TO LET

## UNIT 2



INDICATIVE IMAGE

## WAREHOUSE / INDUSTRIAL UNIT



INDICATIVE IMAGE

**19,524 SQ FT**  
(1,814 SQ M)

**TO BE REFURBISHED  
WITH FORECOURT  
PARKING, LARGE YARD  
AND OPEN PLAN OFFICES**

[www.westerncentre.co.uk](http://www.westerncentre.co.uk)

Existing occupiers include:



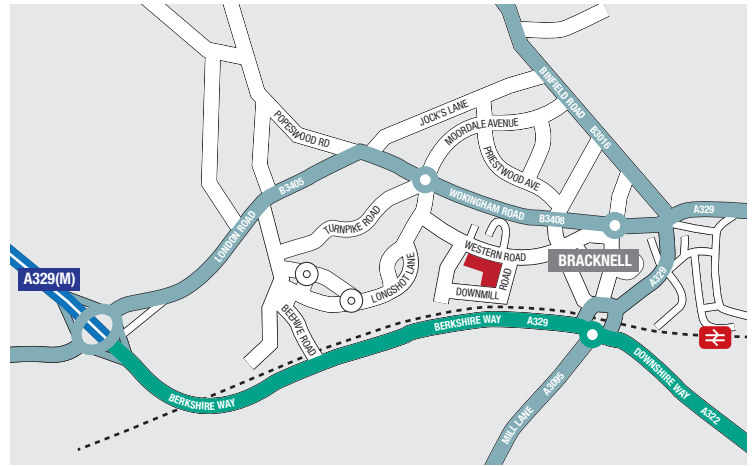
## LOCATION

The Western Trade 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 via the A322 and A329(M) respectively. Both links provide excellent access to the M25 and the national motorway network.

## DESCRIPTION

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



### WAREHOUSE

- 5.5m rising to 7.8m clear height
- Rear up and over loading door
- Sodium lighting
- 3 Phase power, gas and water connected
- Gas blower heating
- Male & female WCs
- Yard/loading area
- Painted concrete floor
- Kitchenette

### OFFICES

- Reception area
- Open plan layout
- Suspended ceilings with recessed lighting
- Double glazing
- Air handling
- Carpet tiles
- Male & female WCs
- Kitchen

## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	11,485	1,067
Ground Floor Offices	4,445	413
First Floor Offices	3,594	334
<b>TOTAL</b>	<b>19,524</b>	<b>1,814</b>

(Approximate Gross Internal Areas)

**CONTACT** Strictly by appointment through the joint sole agents below:

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### Important Notice

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**TERMS:** The unit is available on a new FRI lease for a term to be agreed.

**RENT:** Upon application.

**EPC:** Energy performance for this building is 80 which falls under band D.