

BRACKNELL



UNIT 1

Unit 1 NOW LET



UNIT 1A

INDUSTRIAL / WAREHOUSE UNIT

TO LET

18,968 ft² (1,762 m²)

www.ipif.com/sterlingcentre

QUALITY FULLY REFURBISHED INDUSTRIAL SPACE

IPIF

THE STERLING CENTRE

EASTERN ROAD, BRACKNELL, BERKSHIRE, RG12 2PW



LOCATION

Bracknell is well located midway between the M3 and M4 motorways. Direct access is obtained to the M4 at junction 10 via the A329(M) and the M3 at Junction 3 via the A322. Both links provide excellent access to the M25 and wider motorway network.

DESCRIPTION

The property comprise a modern warehouse/industrial unit which is constructed with a full height brick and glazed front elevation and incorporate profile metal cladding. The property is portal framed, has a pitched roof, covered loading bay and has ample designed car parking spaces available on-site.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

| UNIT 1A | M ² | FT ² |
|------------------------|----------------|-----------------|
| Warehouse | 1,389 | 14,951 |
| Ground Floor Reception | 43 | 463 |
| First Floor Offices | 264 | 2,846 |
| Canopy | 66 | 708 |
| Total | 1,762 | 18,968 |

PRODUCTION/WAREHOUSE

- Three phase power
- Electric loading doors
- Covered loading bay
- Excellent natural light
- 6m clear height, rising to 7.5m Apex
- Male and female toilet facilities

OFFICES

- Suspended ceilings with recessed lighting
- Male and female toilet facilities
- Kitchen facilities
- Gas central heating
- Carpeting
- Car parking

EXTERNAL

- Covered loading
- 37 parking spaces

LEASE TERMS

Available on new a full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

C-66

VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



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