



Western Trade Centre
WESTERN ROAD BRACKNELL RG12 1RW

TO LET

UNIT 3



WAREHOUSE UNIT



17,083 SQ FT
(1,584 SQ M)

**WITH FORECOURT
PARKING, LARGE YARD
AND OPEN PLAN OFFICES**

www.westerncentre.co.uk

Existing occupiers include:



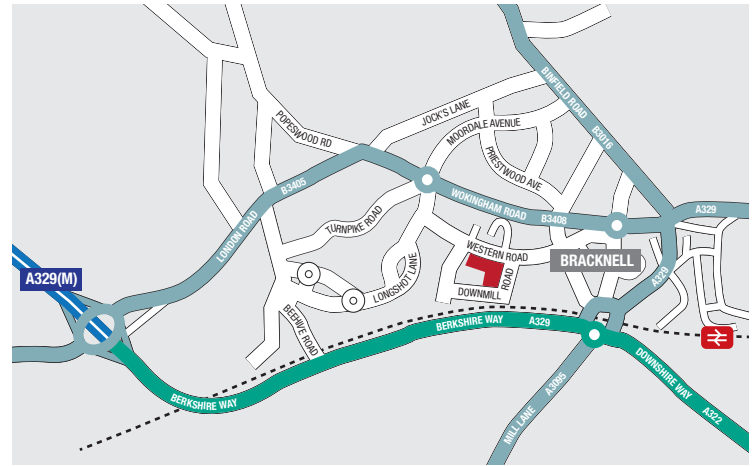
LOCATION

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 of an adjoining mid terrace industrial/warehouse unit 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

OFFICES

- Reception area
- Suspended ceilings with recessed lighting
- Double glazing
- Gas central heating
- Carpet tiles
- Male & female WCs
- Kitchen

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	9,793	908
Ground Floor Offices	3,862	358
First Floor Offices	3,428	318
TOTAL	17,083	1,584

(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.