



TO LET

**A NEW SPECULATIVE
INDUSTRIAL/WAREHOUSE
DEVELOPMENT**

**AVAILABLE Q2 2018
9,322 TO 43,777 SQ FT**

**CONNECT
BRACKNELL**

WESTERN ROAD RG12 1RF

A BRAND NEW DEVELOPMENT OF THREE HIGH QUALITY UNITS FROM 9,322 SQ FT TO 43,777 SQ FT

UNITS 1A AND 1B MAY BE COMBINED TO CREATE A
SINGLE SELF CONTAINED UNIT OF 23,724 SQ FT

UNIT 1A

	sq ft	sq m
Ground Floor	8,009	744
First floor	1,313	122
Total	9,322	866

(GROSS EXTERNAL AREAS)



25M
YARD DEPTH

6/8M
EAVES
HEIGHT

11
CAR
PARKING
SPACES

- Can be let separately or together with Unit 1B
- Fully fitted offices
- Targeting BREEAM rating excellent

UNIT 1B

	sq ft	sq m
Ground Floor	12,421	1,154
First floor	1,981	184
Total	14,402	1,338

(GROSS EXTERNAL AREAS)



25M
YARD DEPTH

6/8M
EAVES
HEIGHT

14
CAR
PARKING
SPACES

- Can be let separately or together with Unit 1A
- Fully fitted offices
- Targeting BREEAM rating excellent

UNIT 2

	sq ft	sq m
Ground Floor	37,900	3,521
First floor	5,877	546
Total	43,777	4,067

(GROSS EXTERNAL AREAS)



35M
YARD DEPTH

10M
EAVES
HEIGHT

41
CAR
PARKING
SPACES

- Fully fitted offices
- Targeting BREEAM rating excellent
- Prominence to Western Road
- Separate secure yard

UNIT 1B

UNIT 1A

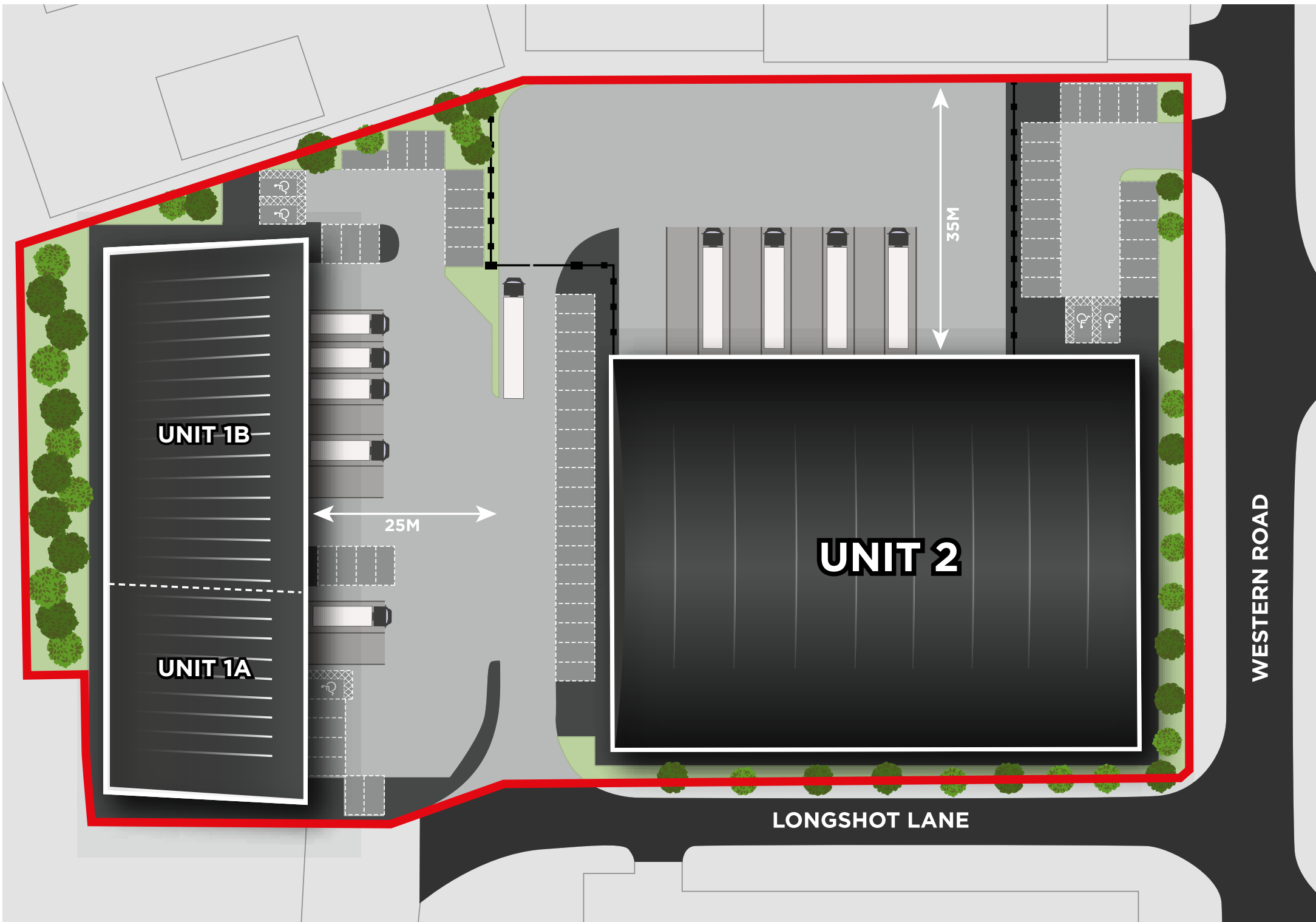
25M

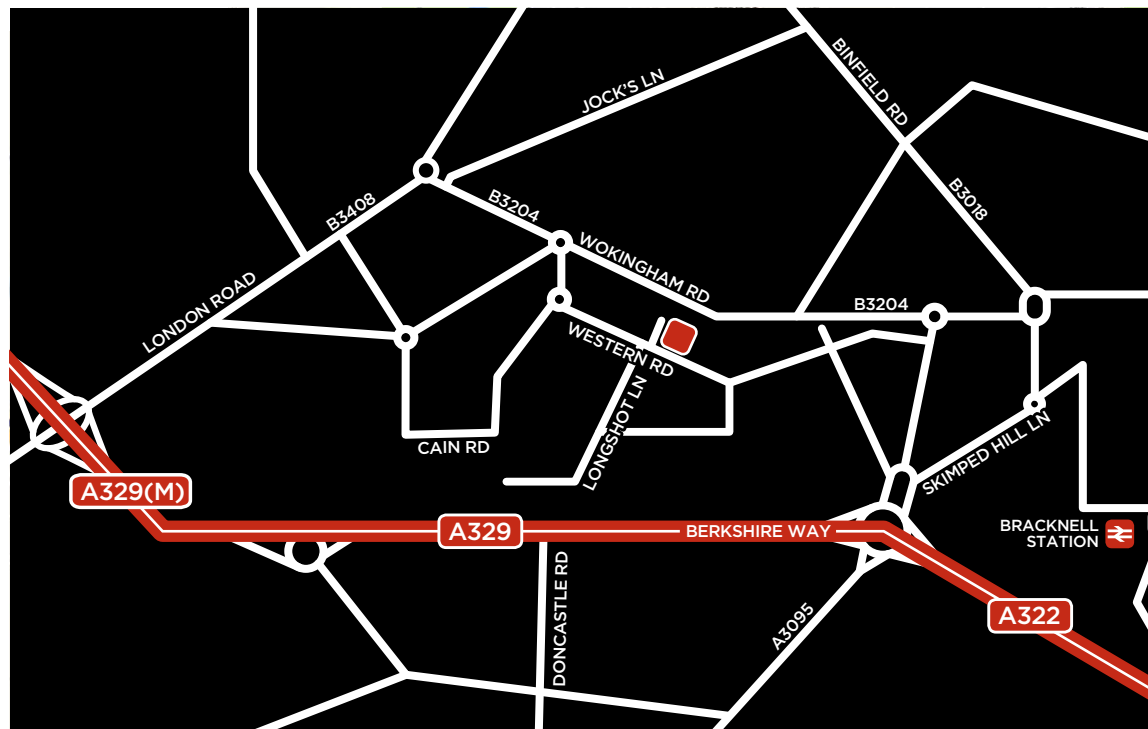
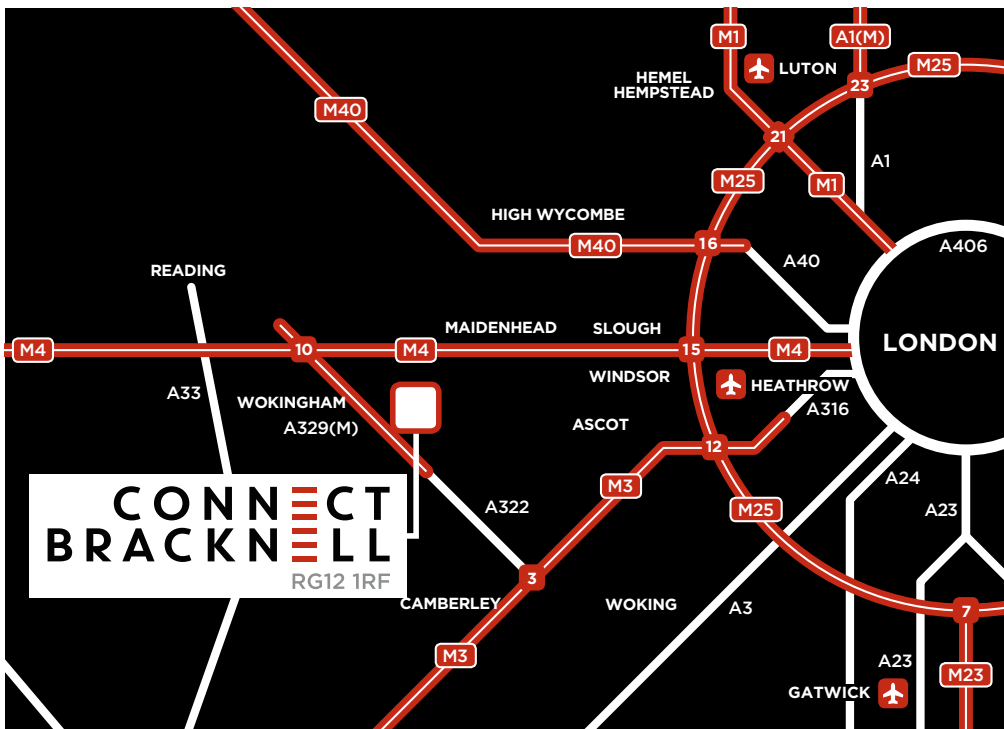
UNIT 2

35M

LONGSHOT LANE

WESTERN ROAD





LOCATION

Prominently located fronting Western Road in the Western Industrial Area. Within 1.6 miles of the A329(M) which gives direct access to J10/M4 located approximately 4.4 miles to the north. Bracknell railway station is 1.1 miles to the east with regular services to Reading, Paddington and Waterloo. Nearby industrial occupiers include John Guest, Vodafone, Waitrose, NEP Visions and Traxx Tyres.

TERMS

To let on a new FRI lease.

COMMUNICATIONS

A329(M)	• 1.6 miles
M4, Junction 10	• 4.4 miles
M3, Junction 3	• 6.5 miles
Bracknell Town Centre	• 0.5 miles

Heathrow	• 20.5 miles
Central London	• 40 miles
Southampton	• 53 miles

FURTHER INFORMATION

For further information please contact our joint agents:



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