



THE STERLING CENTRE

UNITS 1 & 1A TO LET
FROM 16,879 – 35,847 FT²
(1,568 – 3,330 M²)



**QUALITY
INDUSTRIAL
SPACE**

The Sterling Centre
Eastern Road
Bracknell
Berkshire
RG12 2PW

On the Instructions of:

IPIF
0800 804 8600
www.ipif.com



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 properties comprise of two adjoining modern warehouse/industrial units which are constructed with a full height brick and glazed front elevation and incorporate profile metal cladding on the other three sides. The properties are portal framed, have pitched roofs, covered loading bays and have ample designed car parking spaces available on-site.

Accommodation

The properties provide the following approximate Gross Internal Areas:

Unit 1	M ²	FT ²
Warehouse	1,311	14,113
First Floor Offices	217	2,334
Canopy	40	432
Total	1,568	16,879
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
Combined Total	3,330	35,847

Production / warehouse

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

Offices

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

Lease Terms: Both units are available on new flexible leases on a full repairing and insuring basis with terms to be agreed.

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

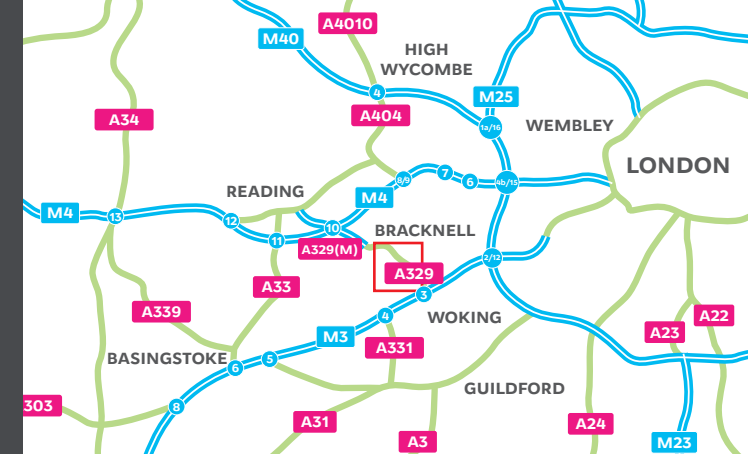
Rent: Available on request.

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

Energy Performance Rating (EPC): Full EPC certificate available on request.

Unit 1 **C 51-75** **453**

Unit 1A **C 51-75** **466**



RG12 2PW



Viewing:

Strictly by prior arrangement with the joint sole agents:



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