

**QUALITY FULLY REFURBISHED
INDUSTRIAL SPACE**

BRACKNELL



www.ipif.com/sterlingcentre



Unit 1



Unit 1a

INDUSTRIAL / WAREHOUSE UNITS

TO LET

**From 16,879 - 35,847 ft²
(1,568 - 3,330 m²)**



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 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. The properties are portal framed, have pitched roofs, covered loading bays and have ample designed car parking spaces available on-site.

ACCOMMODATION

Available accommodation comprises of the following 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
- Male and female toilet facilities
- Kitchen facilities
- Gas central heating
- Carpeting
- Car parking

EXTERNAL

- Covered loading
- Unit 1 – 31 parking spaces
- Unit 1a – 43 parking spaces

LEASE TERMS

The units are available on new full repairing and insuring leases.

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

Unit 1: C-53 and Unit 1A: C-66

VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord



Liz Dunsmore
liz.dunsmore@ipif.co.uk



Shaun Rogerson
020 7087 5307
shaun.rogerson@eu.jll.com

Phoebe Farrell
020 7399 5951
phoebe.farrell@eu.jll.com



Roger Reid
0118 921 1549
rogerreid@haslams.co.uk