

Modern Warehouse/Industrial Unit

8 Sterling Centre

Bracknell, RG12 2PW

Industrial

TO LET

22,895 sq ft

(2,127.02 sq m)

- Ample parking/provision for enclosed yard
- 8.2m clear height
- 3 phase power
- 2 full height electric loading doors
- Covered loading bay
- Paint sealed floor
- Open plan office facilities
- Male, female and disabled WCs
- Double glazing

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Summary

Available Size	22,895 sq ft
Rent	£15.50 per sq ft
Rates Payable	£5.55 per sq ft
Rateable Value	£248,000
Service Charge	£0.60 per sq ft
EPC Rating	B (48)

Description

Unit 8 comprises a modern warehouse/industrial unit incorporating a full height brick and glazed frontage. The unit benefits from ground and first floor offices, covered loading bays and has ample designated parking spaces available on-site and potential to section off an area for secure yard space.

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. The Sterling Centre is situated a 10 minute walk from the town centre and Bracknell railway station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	18,202	1,691.02
Ground - Covered Loading	765	71.07
Ground - Offices	1,453	134.99
1st - Offices	2,475	229.94
Total	22,895	2,127.02

Viewings

By appointment with the Joint Sole Agents: Page Hardy Harris, JLL and Levy Real Estate.

Terms

Available from June 2024 on a new full repairing and insuring lease, for a term to be agreed. The lease will be direct with the landlord.

Business Rates

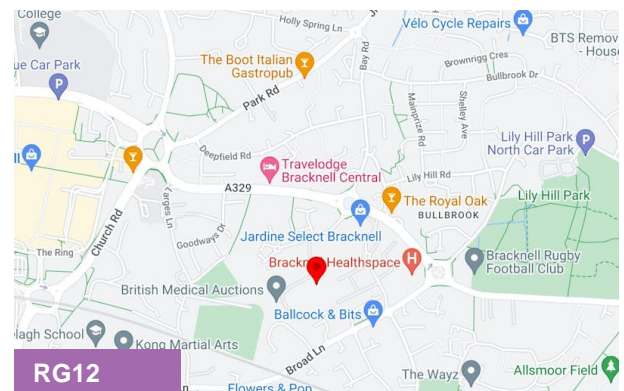
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own legal fees.

VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



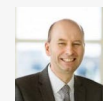
Viewing & Further Information



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