

# The Sterling Centre Bracknell

Available to Let  
Warehouse  
21,836 sq ft ( 2,029 sq m )



8.2 m clear eaves height



40 kN/sq m floor loading



2 electric loading doors



Three-phase electricity



Gas supply



20 m yard depth



# The Sterling Centre

The Sterling Centre, Eastern Road, Bracknell, RG12 2PW



## Description

The property comprises of a semi-detached modern warehouse/ industrial unit incorporating a full height brick and glazed front elevation with the remaining elevations constructed of profile metal cladding. The unit is portal framed, has a pitched roof, a covered loading bay and has ample designated parking spaces available on-site.

## 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

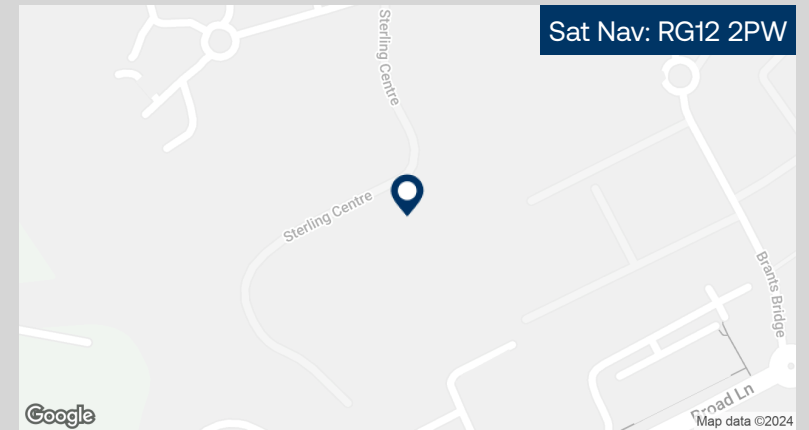
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## Accommodation:

| Unit         | Property Type | Size (sq ft)  | Size (sq m)  | Availability |
|--------------|---------------|---------------|--------------|--------------|
| Unit 8       | Warehouse     | 21,836        | 2,029        | Immediately  |
| <b>Total</b> |               | <b>21,836</b> | <b>2,029</b> |              |

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