

# BRACKNELL WAREHOUSE / INDUSTRIAL UNITS TO LET

UNIT 19 – 1,482 SQ FT (137.7 SQ M)

UNIT 22 – 1,678 SQ FT (155.9 SQ M)



MOVING TO UNIT 8



# BILTON INDUSTRIAL ESTATE

Lovelace Road, Bracknell **RG12 8YT**



# BILTON

## INDUSTRIAL ESTATE



### LOCATION

Units 19 and 22 form part of the recent development at the front of the estate, situated off Lovelace Road in the Southern Employment Area of Bracknell. The estate benefits from direct access onto the A329(M) and in turn Junction 10 of the M4 motorway, which is approximately 3 miles away. Equally, access to Junction 3 of the M3 motorway is readily available, being 6 miles away via the A322 dual carriageway.

### DESCRIPTION

This part of the Bilton Industrial estate comprises 10 smaller steel framed units benefitting from modern half round horizontal cladding with paved parking and electric roller shutter doors. Units 19 and 22 have excellent natural light with upper floor windows suitable to accommodate additional mezzanine office space if required.

Existing occupiers include Antham Electrical, City Electrical Factors, Clarkson Evans, Graham's builders merchants, Hyundai, JK Bathrooms, Vauxhall and Wiltshire Farm Foods. Clarkson Evans are growing and expanding into Unit 8 on the estate.



### CURRENT AVAILABILITY

	sq ft	sq m	car parking spaces	EPC rating
<b>UNIT 19</b>	1,482	137.7	3	46, B
<b>UNIT 22</b>	1,678	155.9	4	53, C

All areas are approximate. GEA.

### TENURE

The units are available by way of a new full repairing and insuring lease on flexible terms.

### RENT

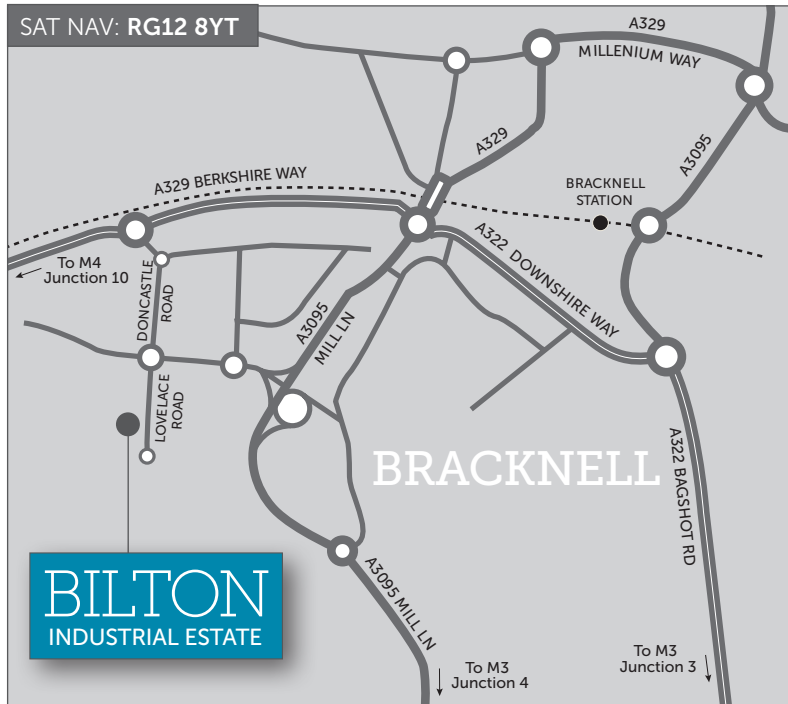
On application.

### RATES

Details of the current rateable value and rates payable can be obtained from Bracknell Forest Borough Council. Tel: 01344 424642.

### VIEWING

For further information contact the joint sole agents:



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