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BRACKNELL

TO LET

**MODERN WAREHOUSE/
LIGHT INDUSTRIAL UNIT**

9,558 SQ FT



(This photograph is of the identical adjacent unit)

**UNIT 2 THE BUSINESS CENTRE
DOWNMILL ROAD
BRACKNELL RG12 1QS**

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DESCRIPTION

The property is a mid-terrace light industrial/warehouse unit of steel portal frame construction under a corrugated sheet roof. To the front of the unit is a two-storey office section with a mixture of brick and glazed elevations under a flat roof. The ground and first floor offices are open-plan. The warehouse area benefits from good accessibility via a large concertina loading door. Within the warehouse area there is a small mezzanine floor.

LOCATION

Bracknell is an established centre for businesses within the Thames Valley, benefiting from a strategic location between the M3 and M4 Motorways. The building is situated on the Western Industrial Estate with nearby occupiers including Waitrose, Plumb Centre and AC Electrical.

ACCOMMODATION

Ground Floor/wc's	910 sq ft
First Floor Offices/Landing	910 sq ft
Warehousing	<u>7,738 sq ft</u>
TOTAL	9,559 Sq Ft

AMENITIES

- Ground and First Floor Open-Plan Offices
- Male & Female wc's
- Eaves height 5.2m
- Loading door 6.26m wide x 4.5m high
- Mezzanine Floor of 721 sq ft
- On-Site Car Parking

LEASE

The premises are available on the basis of a new full repairing and insuring lease for a term to be agreed.

RENT - £79,000 per annum

RATEABLE VALUE - £72,000. Description in the List: Warehouse & Premises

VAT - all prices quoted are exclusive of VAT where applicable.

SERVICE CHARGE

A service charge is payable to cover the cost of cleaning the common parts and maintaining the landscaping.

LEGAL COSTS - each party is to bear their own legal costs in this matter.

VIEWING - Strictly by appointment through the sole agents.