



Industrial Unit in Centre of Bracknell Commercial District

Unit 24

Longshot Industrial Estate, Bracknell,
RG12 1RL

Industrial TO LET

1,302 sq ft
(120.96 sq m)

- Centre of Bracknell Commercial District
- Roller Shutter Door
- 3 Phase Power
- Eaves Ht. 3.24m Max Ht. 4.26m
- Good Access to J.10 M4 and J.3 of M3
- Kitchen and WC

Unit 24, Longshot Industrial Estate, Bracknell, RG12 1RL

Summary

| | |
|-----------------------|--|
| Available Size | 1,302 sq ft |
| Rent | £20,800 per annum |
| Rates Payable | £6.13 per sq ft Please check with the Local Authority |
| Rateable Value | £16,000 |
| Service Charge | £1,302 per annum Subject to annual variances |
| VAT | Not applicable |
| Legal Fees | Ingoing tenant is liable for both parties legal costs |
| EPC Rating | E (104) |

Description

This conveniently located Industrial unit is situated in the heart of Bracknell's Commercial District. It offers a Roller Shutter door (Ht. 2.78m Width 2.8m), Phase 3 Electricity, Kitchen and WC. There is a mix of allocated and communal parking.

Ideal for Storage and/or Workshop Use.

Please note not suitable for Gym Use

Location

Located midway between the M3 & M4 Motorways. With further nearby links such as the A329 and A322 offering good access to the M25, Heathrow, London and the South East & South West.

Bracknell Town Centre is a short drive away offering a wide range of Retail and Leisure facilities. The newly developed Lexicon Centre boasts outlets such as Waitrose, M&S, Fenwicks, Pret, Gails, Wagamamas to name a few. A Greggs Takeaway is located at the end of Longshot Lane.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------|-------|--------|
| Ground | 1,302 | 120.96 |

Viewings

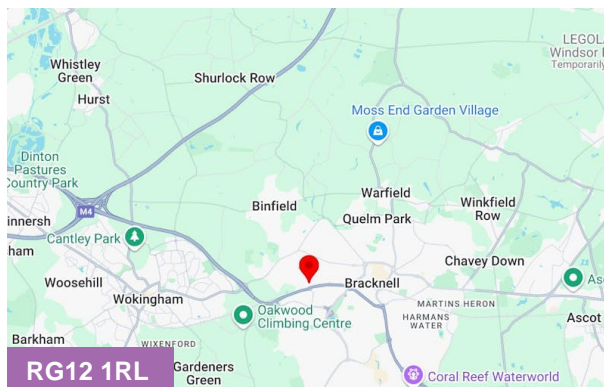
Strictly by prior arrangement with the Agent.

Terms

Available on a new lease, for 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.



Viewing & Further Information



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