



## Industrial Unit in Centre of Bracknell Commercial District

### Unit 19

Longshot Industrial Estate, Bracknell,  
RG12 1RL

### Industrial TO LET

**1,036 sq ft**  
(96.25 sq m)

- Roller Shutter Door
- Office with WC
- Min Eves Ht. 3.2m Max Ht. 4.2
- Centre of Bracknell Commercial District
- Good Access to J.10 M4 and J.3 of M3
- 3 Phase Electricity

# Unit 19, Longshot Industrial Estate, Bracknell, RG12 1RL

## Summary

<b>Available Size</b>	1,036 sq ft
<b>Rent</b>	£16,600 per annum
<b>Rates Payable</b>	£7,984 per annum approx, please check with the Local Authority.
<b>Rateable Value</b>	£16,000
<b>Service Charge</b>	£1,036 per annum
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	D (85)

## Description

This conveniently located Industrial unit is situated in the heart of Bracknell's Commercial District. It offers a Roller Shutter Door (Ht. 2.83m Width 2.96m) 3 Phase Electricity, Small Office, Sink 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 or Motor Trade.

## 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	1,036	96.25

## Viewings

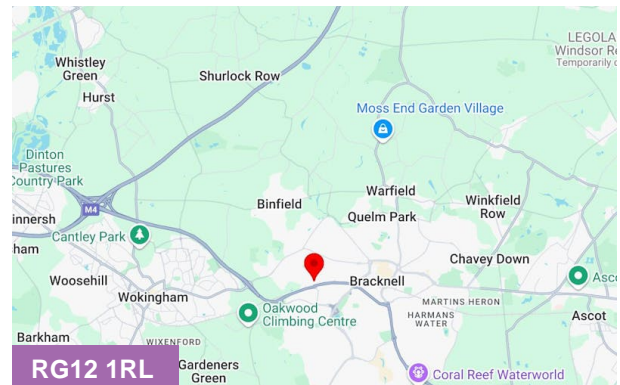
Strictly by prior arrangement with the Agent.

## 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



### Iestyn Harris

01344 312724 | 07701 223733

iestyn@pagehardyharris.co.uk



### Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



### Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk

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