

TO LET

8,753 Sq.Ft. (813.15 Sq.M.)



Unit 1 Westpoint, Western Road, Bracknell, Berkshire, RG12 1RF

MODERN WAREHOUSE

- Modern Decor Throughout
- 7.65m to Eaves
- 4.97m Loading Door
- VRF Air Cooling & Heating To Offices



Maidenhead
01628 771221

UNIT 1 WESTPOINT, WESTERN ROAD, BRACKNELL, BERKSHIRE, RG12 1RF

Location

The estate is situated on the popular Western Road, within the Western Industrial Area.

The unit is 1.6 miles from the A329(M) which gives direct access to J10/M4 approximately 4.4 miles away.

Bracknell Railway station, is 1.1 miles to the east with regular services to Reading, Paddington and Waterloo.

There are multiple national and independent occupiers to the estate. Greggs is positioned directly opposite the unit offering a popular and affordable lunch solution to staff.

Description

A modern unit constructed in 2020 with the benefit of 11 car parking spaces, cycle store and 25m loading bay.

Internally the unit benefits from an impressive reception, modern WC and shower facilities to ground and first floor.

At first floor level modern offices can be found with VRF cooling and heating, suspended ceiling and LED lighting.

The current tenant has created a high quality staff-breakout area and ground floor office, within the undercroft.

The Warehouse offers 7.65m eaves height increasing to 9.50m at the apex. The roller shutter door offers 4.97m clear height.

Accommodation

	Sq.Ft.	Sq.M.
Reception & Anx	1,221	113.43
Warehouse	6,410	595.49
First Floor Offices & Anx	1,122	104.23
TOTAL (GIA)	8,753	813.15

Rent / Terms

A new Full, Repairing and Insuring Lease maybe available direct from the Landlord, on terms to be agreed, by negotiation. For a new lease the rent is P.O.A. please contact the agents to discuss.

The rent will be exclusive of business rates, service charge, insurance and utilities, and is subject to VAT.

A sublease or assignment is available, at the passing rental of £122,257.75 per annum with an expiry of 24th November 2030. There is no outstanding rent review before the lease expiry.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful tenant to provide various documentation such as identification and proof of funds before the letting can progress, of which there is a small charge affiliated.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

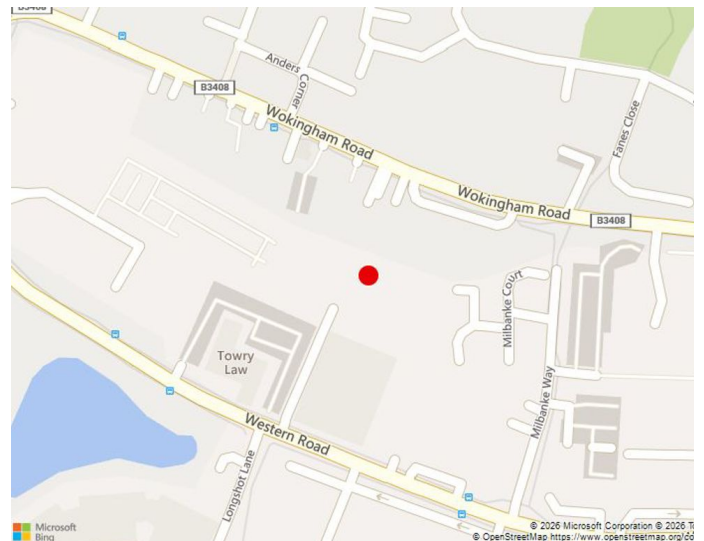
The Property is elected to pay VAT

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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