

ELLESFIELD

TRADE CENTRE

4 new warehouse/industrial
units with high eaves

Ellesfield Road
Bracknell
Berkshire RG12 8YS

3,496 to 14,213 sq ft



UNIT 1 LET TO
CAPITAL HAIR & BEAUTY

Description

Ellesfield Trade Centre is a new high quality development comprising 4 warehouse/ industrial units which are constructed with a steel portal frame and including fitted first floor offices.

The units benefit from planning consent for B1c / B2 / B8 uses and are ready for immediate occupations. Unit 4 has a self-contained secure yard.



Specification

Warehouse

- 8.5m – 9.5m clear heights
- Units 1-3 have a single electric loading door
- Unit 4 has two electric loading doors
- 35 kn/m² floor loading
- Three phase power
- Mains gas connected

Offices

- High spec offices at first floor
- Double glazed windows
- Suspended ceilings with LED recess lighting
- WCs

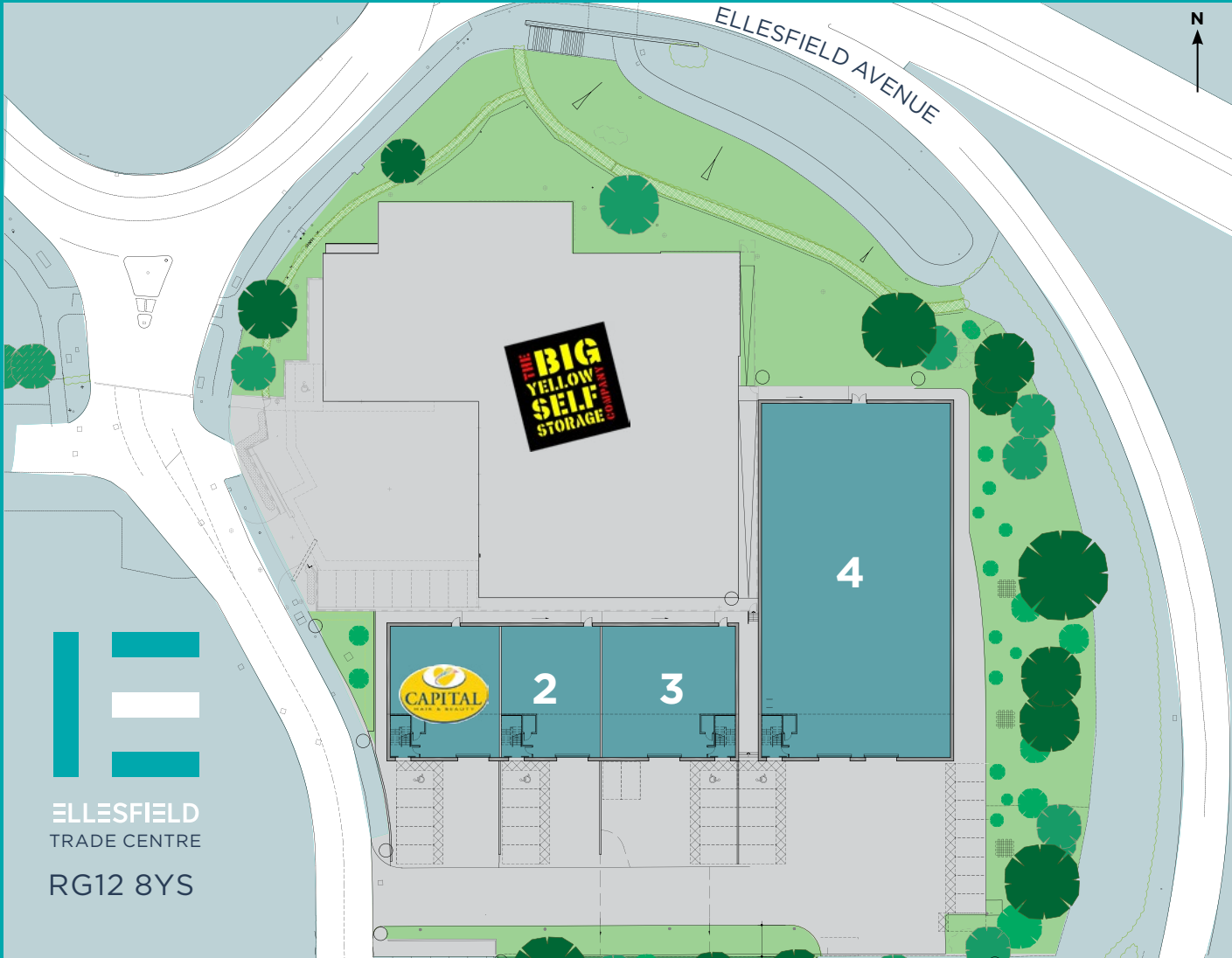


Unit	Floor	GEA sq ft	GEA sq m	Parking
1	LET TO CAPITAL HAIR & BEAUTY			
Total		3,745	348	5 spaces
2	Ground floor	2,529	235	
	First floor offices	967	90	
Total		3,496	325	5 spaces

Unit	Floor	GEA sq ft	GEA sq m	Parking
3	Ground floor	3,391	315	
	First floor offices	1,181	110	
Total		4,572	425	7 spaces
4	Ground floor	12,586	1,169	
	First floor offices	1,627	151	
Total		14,213	1,320	15 spaces

Heights

Unit 1	Clear 8.5m Apex 9.8m
Unit 2	Clear 9.0m Apex 10.2m
Unit 3	Clear 9.5m Apex 10.5m
Unit 4	Clear 8.5m Apex 10.0m



EPC

Units 1, 2 & 3:	Rating A-20
Unit 4:	Rating A-17

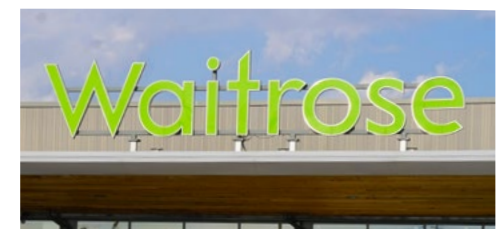
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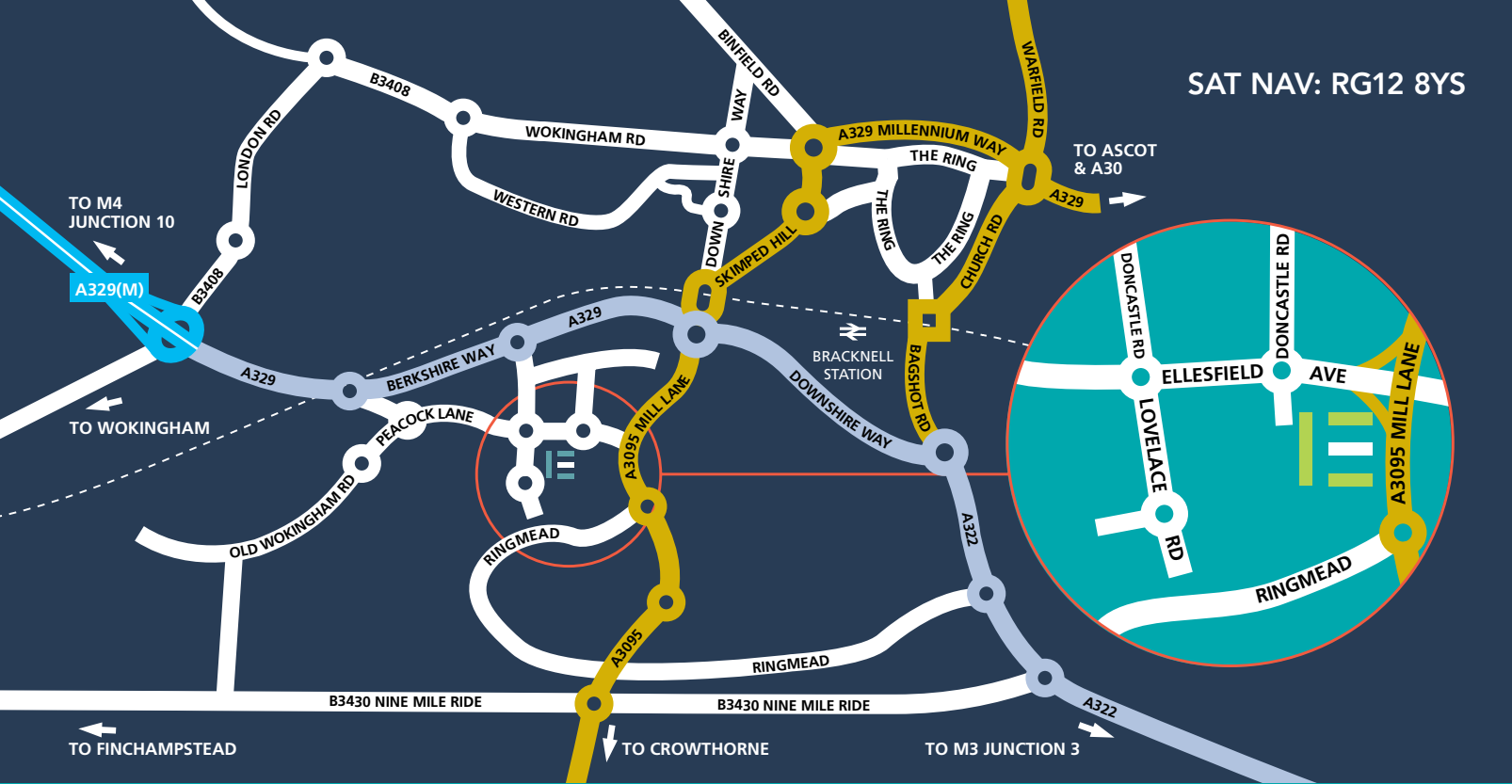
Upon application.

Location

Ellesfield Trade Centre is located on the well-established Southern Industrial area and is prominently positioned fronting onto Ellesfield Avenue and Mill Lane, close to the heart of Bracknell.

The Lexicon – part of a comprehensive regeneration of the town centre – offers fabulous shopping, the very best in women’s fashion and men’s clothing stores, a 12 screen cinema, and many places to eat.





Travel times

M4 J10	5 miles
M3 J3	6 miles
Reading	10 miles
Windsor	11 miles
Slough	16 miles
Heathrow Airport	24 miles
London	38 miles
Waterloo (train)	62 mins
Paddington (train)	60 mins



Excellent travel links

Bracknell is well located midway between the M3 and M4 motorways. Direct access is obtained at the M4 Junction 10 via A329(M) and the M3 at Junction 3 via the A322. Both links provide excellent access to the M25 and the entire motorway network. The town centre is a 10 minute walk from Ellesfield Trade Centre, or use your bike and take the many cycle routes around the town.



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