

Modern Warehouse / Industrial Unit
To Let

Unit 2 Eastern Road

Bracknell RG12 2UP



29,458 sq ft (2,737 sq m) GIA



- Fully fitted R&D facility
- Large secure yard
- 50 car parking spaces
- Laboratories and clean rooms
- Significant gas supply
- Power capacity at 1500 Kva

Suitable for:

Medical
Veterinary
Precision engineering
Consumer electronics
Robotics
Aerospace research
AI research
Defence
Biotechnology
Beauty

Warehouse

- 7.5m clear height
- 3 phase power with capacity rated at 1500KvA
- Two electrically operated roller shutter doors
- Racking
- Underfloor drainage
- Significant gas supply / heating and lighting
- Backup generator

Exterior

- 50 car parking spaces
- Secure gate to shared access road
- Large service yard

Laboratory

- Extensive clean rooms
- Cold store
- Temperature controlled areas

Offices

- Suspended ceilings with Cat II lighting
- Raised floors
- Open plan
- Male & female WCs
- Showers / eye wash stations
- Lifts

Unit 2 Eastern Road is constructed of brick and profile metal cladding and comprises a steel portal framed warehouse with ground and first floor fitted offices to the front elevation.

It has been extensively fitted out as a Research & Development facility with large clean and temperature control rooms which would suit a variety of uses.





| Accommodation | sq ft | sq m | Rent |
|--------------------|--------------|---------------|----------------------|
| Warehouse | 2,317 | 24,944 | Available on request |
| Mezzanine | 146 | 1,574 | |
| Office | 137 | 1,470 | EPC |
| Reception | 137 | 1,470 | Available on request |
| Total (GIA) | 2,737 | 29,458 | |



Bracknell is established as a leading centre within the Thames Valley and is strategically placed between the M3 and M4 motorways.

Direct access is obtained to the M4 at junction 10 via the A329(M) and the M3 at junction 3 via the A322. Both links provide excellent access to the M25 and the entire motorway network.



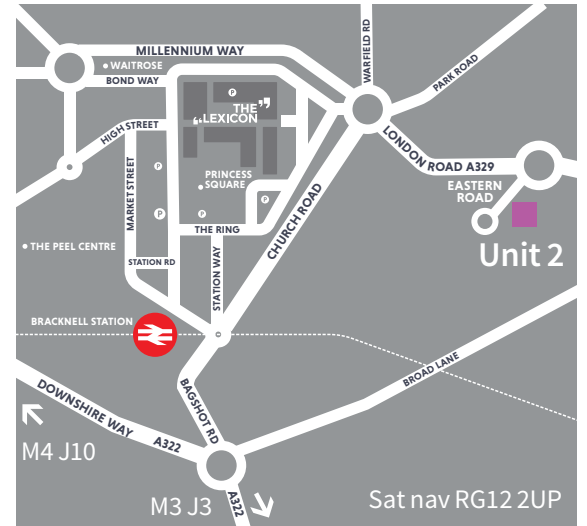
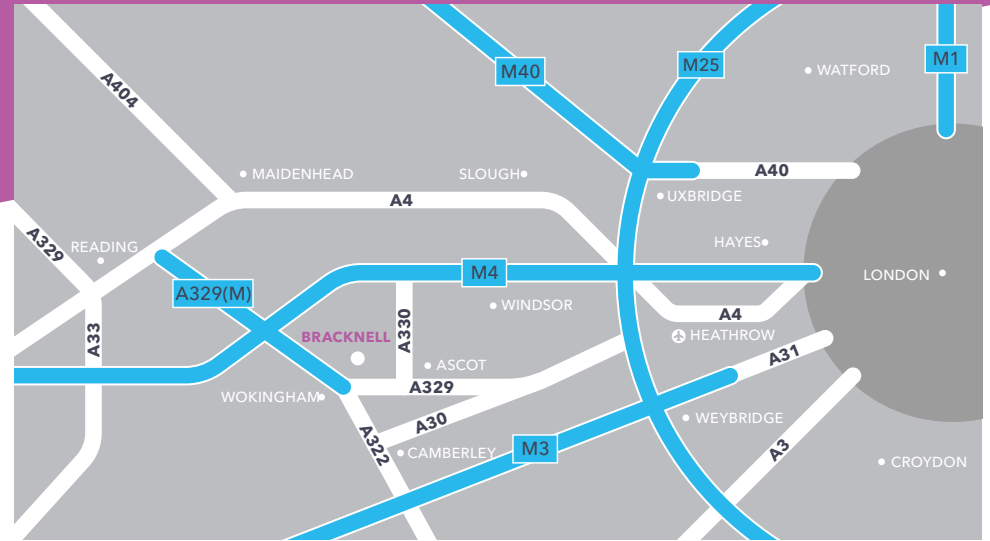
The Lexicon



The Lexicon offers fabulous shopping, the very best in women's fashion and men's clothing stores, a 12 screen cinema, and many places to eat, from pizza to burgers, Italian restaurants to Japanese and pub favourites.

Connections

| | |
|------------------|----------|
| London Waterloo | 1 hour |
| Heathrow Airport | 28 miles |
| M4 Motorway | 6 miles |
| M25 Motorway | 24 miles |
| M3 | 6 miles |



Viewing & further information

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