



Versatile trade counter unit with high eaves warehouse / workshop

Unit 12b

The Western Centre, Western Road,
Bracknell, RG12 1RW

Industrial TO LET

4,090 sq ft
(379.97 sq m)

- Excellent access
- Roller shutter & 3 phase power
- Large forecourt
- Office and staff facilities
- Established trade park setting

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Summary

Available Size	4,090 sq ft
Rent	Rent on application
Rates Payable	£27,120 per annum From April 2026 - Please check these figures with the Local Authority.
Rateable Value	£56,500
Service Charge	£6,460.35 per annum To be confirmed
EPC Rating	D (94)

Description

Unit 12b offers a great trade counter opportunity with office/reception space on two floors at the front leading through to Showroom/workshop/storage space to the rear

Location

The Western Centre is prominently situated adjacent to Western Road which adjoins Wokingham Road (B3408) providing access to the Town Centre and the Berkshire Way (A329) via Easthampstead Road. Bracknell is a well planned new town strategically placed between the M3 and M4 motorways which are accessed via the A322 and A329(M) respectively. Both links provide excellent access to the M25 and the national motorway network.

Viewings

By arrangement with the agent.

Terms

A new FRI lease for a term to be agreed, direct with the Landlord, or an assignment of the existing lease.

Business Rates

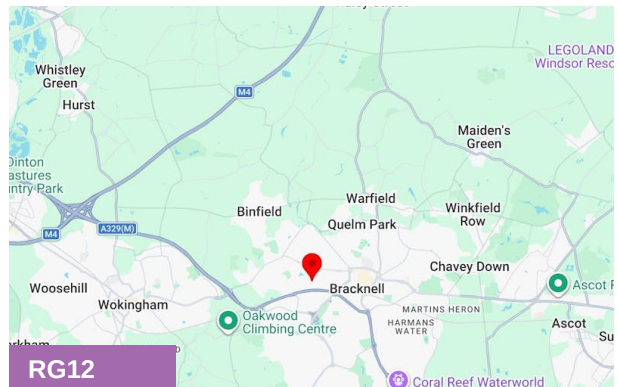
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



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