



Unit 1

T C Bracknell, Bracknell, RG12 1FJ

Modern Industrial unit to let in Bracknell

5,298 sq ft

(492.20 sq m)

- Excellent connectivity to the M4
- Modern prominent industrial unit
- Allocated parking - 5 spaces

Summary

Available Size	5,298 sq ft
Passing Rent	£78,000 per annum
Rateable Value	£69,000
EPC Rating	Upon enquiry

Description

Prominent trade counter property on a busy and established trade and commercial location. The Unit was built in 2015, and forms part of a terrace of 12 units within Trade City, Bracknell. ATS occupies Unit 1, and has 5 parking spaces at the front of the property.

Location

Located in a prominent industrial area of Bracknell, the property benefits from excellent road links, with the A329(M) just 0.5 miles away, providing direct access to the M4 motorway at Junction 10, around 5 miles to the north west. Bracknell Railway Station is also within 1 mile, offering regular services to London Waterloo in approximately 1 hour. The location is home to several well-established companies, including Screwfix, Wickes, DWF, Tiles & Bathroom Superstore and Halfords as well as local distribution centres.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,298	492.20
Total	5,298	492.20

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

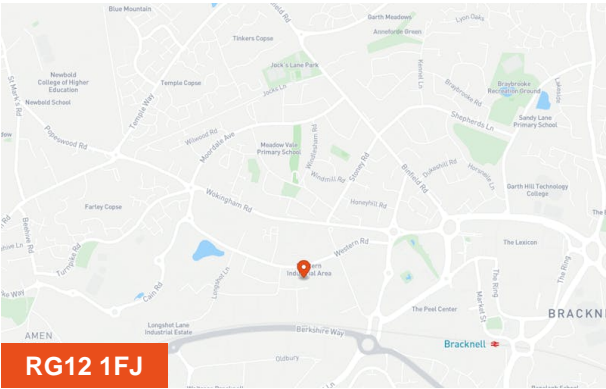
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Terms

Available by way of assignment of the existing lease, expiring 13.06.2026. Alternatively a new lease may be available direct from the landlord.



Viewing & Further Information

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