



9 BRICKFIELDS INDUSTRIAL PARK

Kiln Lane Bracknell Berkshire RG12 1NQ

TYPE

INDUSTRIAL / WAREHOUSE

TENURE

LEASEHOLD

SIZE

4,792 SQ FT (incl. mezzanine)
(445.2 SQ M)

KEY POINTS

- > Ground floor warehouse / workshop
- > Full first floor mezzanine - can be removed to provide 5.8m eaves height
- > Electric loading door
- > 6-10 parking spaces
- > Within walking distance of Bracknell Train Station
- > Short distance to M3 and M4 Motorways
- > Available Q4 2020

Location

Brickfields Industrial Park is situated in the well established Western Industrial Area close to the town centre and within walking distance of Bracknell railway station. There is rapid access onto the A329(M) which joins the M4 at J10. The M3 is approximately 4 miles to the south via the A322 dual carriageway.

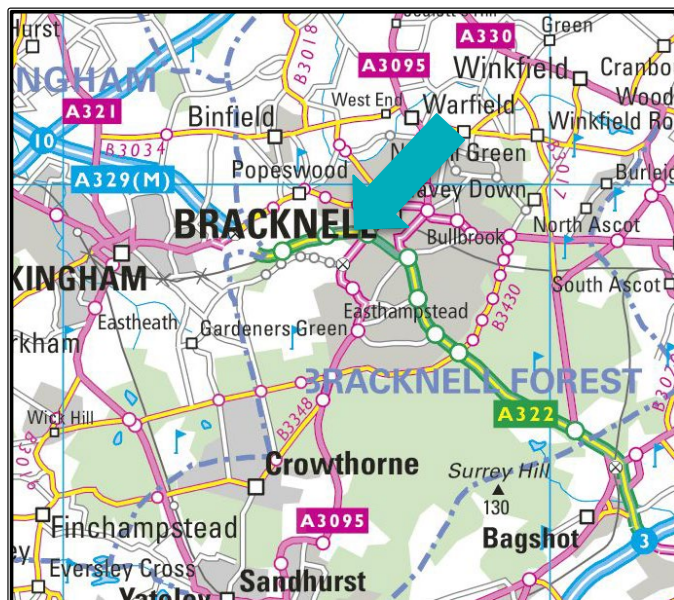
Description

9 Brickfields Industrial Park is a modern industrial unit providing a warehouse/workshop currently fitted with a first floor mezzanine which can be removed by the landlord thereby giving 5.8m minimum clear height. The ground floor will be open plan with two WCs one of which is DDA compliant. The first floor has purpose built offices which are carpeted with suspended ceilings and have perimeter trunking also. There is an electric roller shutter door, 3 phase electricity, gas heating throughout and an onsite allocation of 6 car parking spaces with further spaces available subject to negotiation.

Accommodation

We understand the gross internal area (GIA) is as follows:

Floor	sq m	sq ft
Warehouse	147.9	1,592
Grd Flr Office / undercroft	47.5	511
First floor offices	68.8	741
Covered loading	22.4	241
Mezzanine	158.6	1,707
Total	445.2	4,792
Total (excl. mezzanine)	286.6	3,085



Energy Performance Asset Rating

EPC Rating: D:83

Rateable Value (2020/21)

£38,750.

Terms

A new full repairing and insuring lease for a term to be agreed.

Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will be charged.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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