



TO LET

INDUSTRIAL / WAREHOUSE UNIT

4792 SQ FT (445.2 SQ M)

**9 BRICKFIELDS INDUSTRIAL PARK,
KILN LANE, BRACKNELL, RG12 1NQ**

Kavanagh's

LOCATION

Brickfields Industrial Park is situated in the well established Western commercial district close to the town centre and within walking distance of Bracknell railway station.

There is access on to the A329 (M) which joins the M4 at junction 10. 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. The ground floor will be open plan with two wc's, one of which is DDA compliant. The first floor mezzanine (which can be removed by the landlord giving 5.8m minimum clear height) has purpose built offices which are carpeted and have suspended ceilings and perimeter trunking. There is an electric roller shutter door, and 3 phase electricity.

Externally, there are 6 car parking spaces with further spaces available subject to negotiation.

ACCOMMODATION

We understand the gross internal area is as follows;

| | |
|--------------------------------|-------------------------|
| Warehouse | 1592 sq ft (147.9 sq m) |
| Ground floor office/undercroft | 511 sq ft (47.5 sq m) |
| First floor offices | 741 sq ft (68.8 sq m) |
| Covered loading | 241 sq ft (22.4 sq m) |
| Mezzanine | 1707 sq ft (158.6 sq m) |

Total **4792 sq ft (445.2 sq m)**

SERVICES

We understand that mains water, drainage, 3 phase electricity and water are connected to the unit. We have not verified the existence or tested any of the service installations and advise that interested parties make their own investigations as to their state and condition.

TERMS

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

RATES

The property has a rateable value of £38,750. The rates that you pay will depend upon individual circumstances of your business. Enquiries should be made to the local billing authority.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC RATING (This is how energy efficient the property is)

Certificate reference no.:0220-3973-0312-7980-3014
D (76 - 100) = 83

VIEWINGS

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Contact: Jo Sutton
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MONEY LAUNDERING REGULATIONS

Tenants/purchasers will be required to provide identity information. Anti-money laundering checks must be undertaken before an offer can be accepted on any property being marketed.

Important Notice

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants / purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Kavanaghs has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Kavanaghs and accordingly we recommend you obtain advice from a specialist source. (0720) 10333

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