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Bracknell

Unit 5d Western Trade Centre

Western Road RG12 1RW

Trade counter unit to let
3,518 sq ft

- Established trade location
- Designated signage
- Ample parking provision



Occupiers include

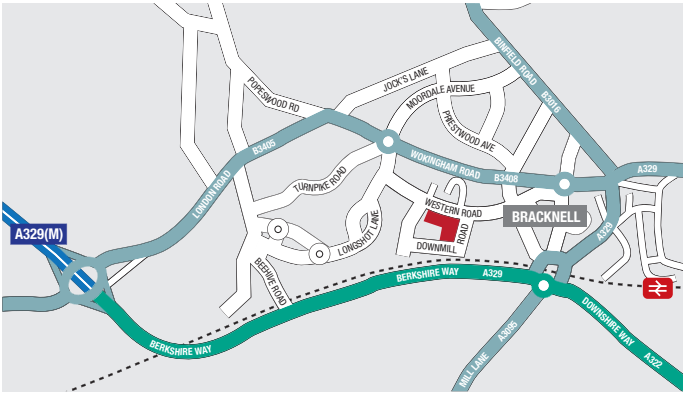


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LOCATION:

The Western Trade 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 strategically placed between the M3 and M4 motorways via the A322 and A329(M) respectively. Both links provide excellent access to the M25 and the national motorway network.

Rail: Bracknell to Waterloo 55 minutes.



DESCRIPTION:

Unit 5D offers a great trade counter opportunity with kitchen and WC within the warehouse space. The unit offers 10 allocated parking spaces.

AMENITIES:

- Prominent trade counter location
- Ground floor warehouse space
- Eaves height 5.7m, rising to 7.7m
- Recently refurbished
- WC
- Electric roller shutter door, 3.9m wide, 4.9m high
- 3 phase power
- Lighting
- Loading area
- 7 allocated parking spaces

LEGAL COSTS:

Each party to pay their own legal costs.

TERMS:

5D is let until October 2023 at £33,975 pax (£9.66 psf pax).

It can be assigned on these terms with rent review in October 2018, or sublet at current market value, £12.50 psf approx.

EPC RATING:

Upon application.

VAT:

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

VIEWING:

Strictly by appointment through the joint sole agents.

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