



Industrial Unit in Centre of Bracknell Commercial District

Unit 4

Longshot Industrial Estate, Bracknell,
RG12 1RL

Industrial TO LET

1,563 sq ft
(145.21 sq m)

- Centre of Bracknell Commercial District
- 2 Allocated Parking Spaces
- Roller Shutter Door
- Kitchen and W/C
- Eaves Ht. 4.02m Max Ht. 4.87m
- Good Access to J.10 M4 and J.3 of M3

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Summary

Available Size	1,563 sq ft
Rent	£22,600 per annum
Rates Payable	£8,108.75 per annum approx. Please check figures with the Local Authority.
Rateable Value	£16,250
Service Charge	£1,563 per annum
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. We understand the Landlord's legal fees to be £1,200
EPC Rating	E (103)

Description

This conveniently located Industrial unit is situated in the heart of Bracknell's Commercial District. It offers a Roller Shutter door (Height. 3.0m, Width 2.9m), Phase 3 Electricity, Kitchen, WC, and first floor mezzanine office and storage space. This unit has 2 allocated parking spaces.

Ideal for Storage and/or Workshop Use.

Please note this unit is not suitable for gym use or motor trade

Property Highlights / Amenities

- Total parking spaces: 2

Location

Located midway between the M3 & M4 Motorways. With further nearby links such as the A329 and A322 offering good access to the M25, Heathrow, London and the South East & South West.

Bracknell Town Centre is a short drive away offering a wide range of Retail and Leisure facilities. The newly developed Lexicon Centre boasts outlets such as Waitrose, M&S, Fenwicks, Pret, Gails, Wagamamas to name a few. A Greggs Takeaway is located at the end of Longshot Lane.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,563	145.21	Available
Total	1,563	145.21	

Viewings

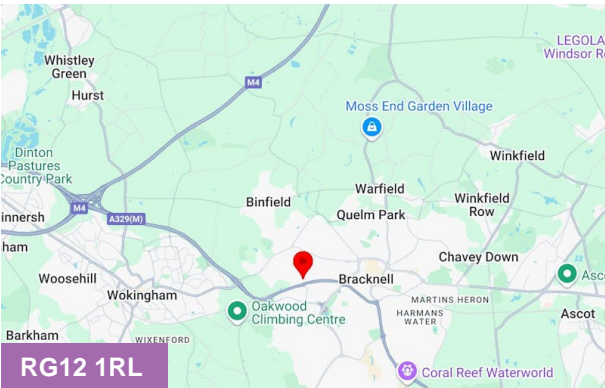
Strictly by prior arrangement with the Agent.

Terms

Available on a new lease, for term to be agreed. The lease will be direct with the Landlord.

Business Rates

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



Viewing & Further Information



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Lucy Kirkup
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk

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VAT

We understand there is to be no VAT payable on this property.