



**Warehouse investment with generous parking, yard and forecourt**

## Unit 2

The Maple Centre, Downmill Road,  
Bracknell, RG12 1QS

## Industrial, Investment FOR SALE

**12,863 sq ft**  
(1,195.01 sq m)

- Attractive industrial investment with a lease to 2033
- 6.5m eaves & 8m to the apex
- Passenger lift
- Landlord mezzanine + further Tenant installed mezzanine
- Kitchen and WC facilities
- Ample outside space for container or other covered storage

# Unit 2, The Maple Centre, Downmill Road, Bracknell, RG12 1QS

## Summary

Available Size	12,863 sq ft
Price	Price on application
Rates Payable	£4.82 per sq ft Payable from April 2023. Please check with the Local Authority.
Rateable Value	£121,000
Service Charge	N/A
Estate Charge	£5,643 per annum Subject to annual review
EPC Rating	C (59)

## Description

Unit 2 is a mid-terrace industrial warehouse of steel portal frame construction, with offices on the ground and first floor. The warehouse has an electronically operated loading door, 3 phase electricity, 6.5m eaves and space for outside storage to the rear. There is a Landlord owned mezzanine which offers a further 1,049 sq ft of floor area. The offices benefit from suspended ceilings, LED lighting, gas central heating and double glazing throughout. There is a generous loading and turning area plus parking for 14 cars in the yard to the rear with a further 19 parking spaces at the front of the unit giving a total of 33 parking spaces.

## Property Highlights / Amenities

- Build Status: 2nd Hand - Existing
- Planning Status: Planning Consented

## Location

The Maple Centre is situated in the well established Western Business Area of Bracknell, a short distance from the town center. There is rapid access onto the A329(M) which joins the M4 at junction 10. The M3 is approximately 4 miles to the south via the A233 dual carriageway. Other Bracknell occupiers include John Lewis/Waitrose, Fujitsu, Panasonic, Honda and Carrier. Trade Counter occupiers include Howdens, Wickes, Screwfix, Jewson, Travis Perkins and Tile Giant.

## Accommodation

The accommodation comprises of the following, measured on a GIA basis

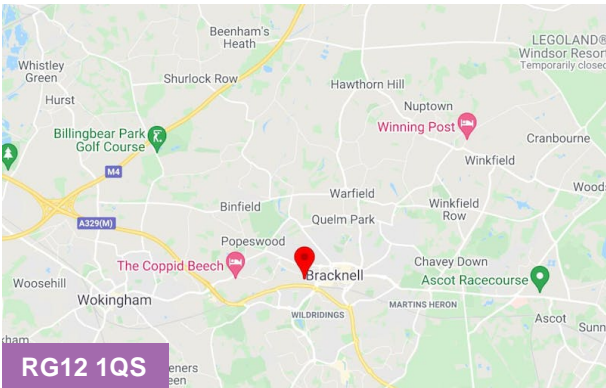
Name	sq ft	sq m
Ground - Warehouse	9,287	862.79
Ground - Office	1,788	166.11
1st - Office	1,788	166.11
Mezzanine - (Landlord)	1,042	96.80

## Viewings

By arrangement with the agents.

## Terms

Available to purchase as a Freehold investment, with the benefit of an FRI 10 year lease to DLM Rigging Ltd (previously DLM Event Services Ltd) to 23rd March 2033. Rent of £175,000pa exclusive with an upward only rent review to market value on 24th March 2028.



## Viewing & Further Information



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VAT

All figures quoted are exclusive of VAT, but this will not be chargeable in the event of an investment sale as a TOGC. Subject to all necessary compliance.