

**PRIME TRADE COUNTER UNIT – 5,000 sq.ft TO LET**



**Confidentially Available – Staff Unaware**

Trade City, Western Road, Bracknell, Berkshire RG12 1FJ

**High Profile Trade Counter / Showroom Unit  
5,000 sq.ft TO LET**

- New purpose-built trade unit
- Prime Trade Park location
- Highly prominent unit adjacent to national trade occupiers
- Easy access with good on-site customer parking
- Excellent Signage
- 6.5m eaves

## Location

Trade City Bracknell is located on Western Road, just off the A329 in the heart of the town's commercial district. Western Road is a well-established trade counter location with occupiers including Screwfix, Toolstation, Wickes, Homebase, Yesss, Dulux, Easy Bathrooms, Travis Perkins, amongst others. Located in the Thames Valley, Bracknell has established itself as a prime warehouse location with easy road links to the M4, M3 & M25 Motorways.

The Lexicon Shopping Centre and train station are within 10 minutes' walk.

## Description

Trade City Bracknell is a newly built, high profile trade counter development comprising 12 units, with excellent road frontage to Western Road. Trade City Bracknell is a high-quality scheme with a minimum eaves height of 6.5m, fully glazed entrance feature, electric loading bay door and staff amenity block.

The scheme is highly visible with excellent main road signage and easy direct access from Western Road.

## Accommodation

5,000 sq.ft on ground floor only.

## Features

- Modern purpose-built scheme
- 6.5m min eaves height
- Glazed entrance feature
- Electric loading bay door
- Amenity block
- 7 dedicated parking spaces
- Excellent unit & estate signage

## Tenure

Assignment of existing an existing. Full details available upon request.

## Rent

£75,000 per annum

## Rates

The rateable value is £61,500 pa

## EPC

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

◀ 15

This is how energy efficient the building is.

WWW.EPC4U.COM

## VAT

VAT is applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## Viewing & Further Information

**Strictly Confidential – Staff Unaware**

By prior appointment only.

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