

TRADE CITY

Bracknell RG12 1RE

Light Industrial and
Warehousing Units

Units from
3,014 - 6,297 sq ft
(280 - 585 sq m)

Units can be
combined

TRADE
city

Bracknell
Western Road

Available
autumn 2015

TO LET

Our Second Trade City
Development in Bracknell

AVAILABLE AUTUMN 2015

70%
UNDER
OFFER



12 light industrial and warehouse units

Specification

- Prominent road side location
- Excellent car parking ratio - 92 spaces
- Clear internal height - minimum 6.5m
- Partially glazed frontages
- Electric loading doors
- Landscaped environment
- High quality exterior finish
- Nearby trade occupiers

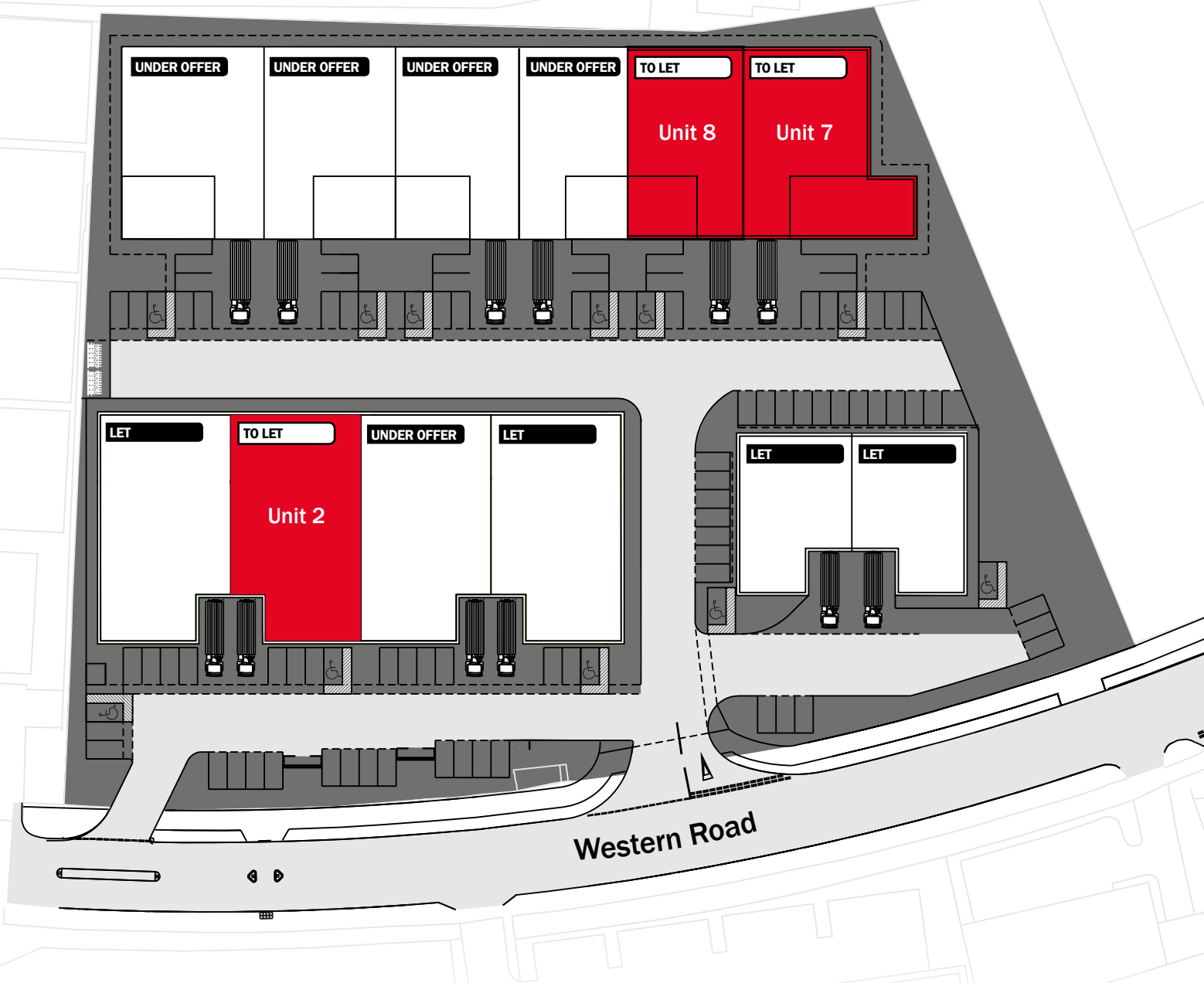


Location ➤ nearby occupiers



Accommodation

	sq ft	sq m	
Unit 1	5,307	493	LET
Ground	5,307	493	
Unit 2	5,167	480	TO LET
Ground	5,167	480	
Unit 3	5,167	480	UNDER OFFER
Ground	5,167	480	
Unit 4	5,296	492	LET
Ground	5,296	492	
Unit 5	3,014	280	LET
Ground	3,014	280	
Unit 6	3,014	280	LET
Ground	3,014	280	
Unit 7	6,297	585	TO LET
Ground	4,898	455	
First	1,399	130	
Unit 8	4,736	440	TO LET
Ground	3,983	370	
First	753	70	
Unit 9	4,414	410	UNDER OFFER
Ground	3,714	345	
First	700	65	
Unit 10	5,059	470	UNDER OFFER
Ground	4,252	395	
First	807	75	
Unit 11	5,436	505	UNDER OFFER
Ground	4,521	420	
First	915	85	
Unit 12	5,921	550	UNDER OFFER
Ground	4,898	455	
First	1,023	95	



All images: **Phase 1** > Trade City Bracknell > Easthampstead Road

TRADE City Bracknell

Location

Trade City Bracknell is located on Western Road, just off the A329 and in the centre of the town's commercial district. Western Road is an established trade counter location with occupiers including Build Centre, Brandon Hire, Howdens and Wickes.

Approximate travel distances

Destination	Miles
Bracknell Train Station	0.4
M4 J10	5
M3 J3	6
Reading	12
Heathrow	21
Central London	33.5

Description

The scheme consists of twelve warehouse and industrial units, which benefit from the following:

- Prominent road side location
- Excellent car parking ratio - 92 spaces
- High quality specification
- Electric loading doors

Planning and timing

The site benefits from planning permission for B1c/B2/B8 with ancillary trade counter use.

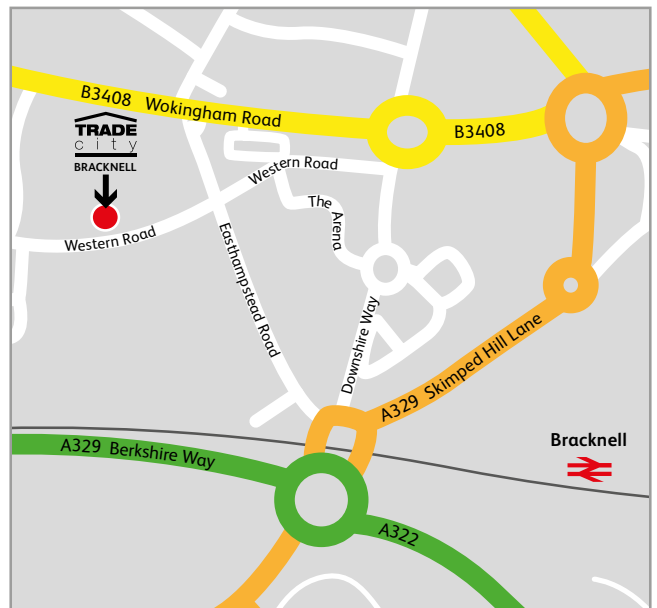
- Completion target - Q3 2015

Track record

With the Trade City brand, Kier has a nationwide reputation for developing high quality industrial and warehouse space throughout the United Kingdom from local occupiers to international organisations.

Terms

Units available on a leasehold basis only, quoting terms on application.



Western Rd • Bracknell • RG12 1RE



trade-city.co.uk

Viewing and further information



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A joint venture between



This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. January 2016.