



Warehouse Storage

3 Maple Centre

Downmill Road, Bracknell, RG12 1QS

Industrial TO LET

1,500 to 3,000 sq ft
(139.35 to 278.71 sq m)

- Good location in the centre of Bracknell's Industrial District
- Shared, Flexible warehouse accommodation
- Shared use of WC facilities
- Onsite parking

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Summary

Available Size	1,500 to 3,000 sq ft
Rent	£13 per sq ft
Rates Payable	£7 per sq ft Based on 2026 valuation estimated c.£7 psf
Service Charge	To be confirmed
EPC Rating	C (56)

Description

Unit 3 is a modern, end of terrace building warehouse. The shared internal warehouse space is available by flexible arrangement, either on a lease or license.

There is onsite parking available with 3 allocated parking spaces and the use of shared WC facilities.

Location

The Maple Centre is situated in the well established Western Commerical District of Bracknell, a short distance from the town centre. 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 Dell. Trade Counter occupiers include Howdens, Wickes, Screwfix, Jewson, Travis Perkins and Tile Giant.

Viewings

By arrangement with the agent.

Terms

Available via a new license or A new effectively FRI lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

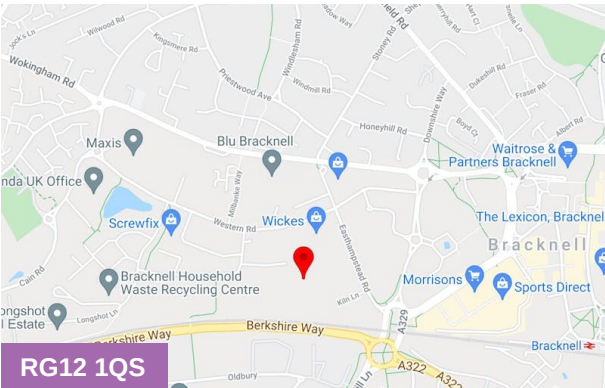
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



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