



## 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

# Unit 4, Longshot Industrial Estate, Bracknell, RG12 1RL

## Summary

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

## 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
<b>Total</b>	<b>1,563</b>	<b>145.21</b>	

## Viewings

Strictly by prior arrangement with the Agent.

## Terms

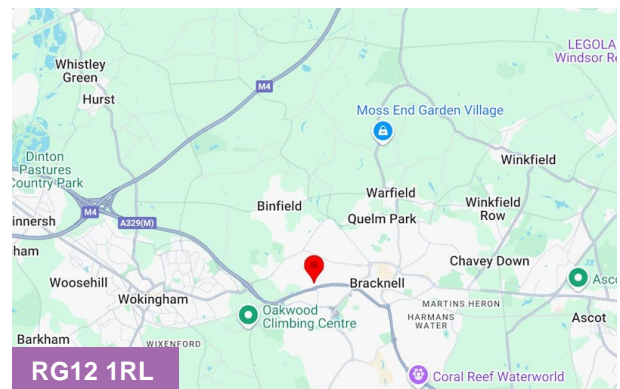
Available on a new lease, for term to be agreed. The lease will be direct with the Landlord.

## Business Rates

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

## VAT

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



## Viewing & Further Information



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