

# TO LET

1,086 - 2,382 Sq.Ft. (100.89 - 221.29 Sq.M.)



29 - 30 Great Hollands Square, Bracknell, Berkshire, RG12 8UX

## MODERN INDUSTRIAL / HYBRID UNITS

- Available As One Or Split
- Good Decoration Throughout
- Modern LED Lighting
- Free Parking Adjoining The Units
- Storage Containers To Rear Of Each Unit



Reading  
0118 402 6893

## 29-30 GREAT HOLLANDS SQUARE, BRACKNELL, BERKSHIRE, RG12 8UX

### Location & Description

The units are located in Great Hollands Square, a popular location for small businesses within Bracknell.

Units in this location seldomly come to market and present a real opportunity to secure an affordable small unit, which prove challenging to find in this location.

Two modern industrial units, that can be let together as they are currently interlinked, or individually.

The units benefit from Powermatic gas blower heating, loading doors / bays, car parking and good decoration throughout with LED lighting. Unit 30 further benefits from mezzanine floor, which could be utilised as storage space or offices.

The units would well suit light industrial uses, or indeed office use.

Both of the units benefit from Storage Containers to the rear, which have power within. The containers have not been measured.

Unit 30 has an electric car charging point.

### Accommodation

	Sq.Ft.	Sq.M.
No.29	1,086	100.89
No.30	1,296	120.4
<b>TOTAL (GIA)</b>	<b>2,382</b>	<b>221.29</b>

### Rent

£19,500 - £39,000 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

### Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed for the units to be let as one, or individually.

### Business Rates

No. 29 rateable value from April 2026 will be £14,000 per annum  
No. 30 rateable value from April 2026 will be £15,500 per annum

### Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

### VAT

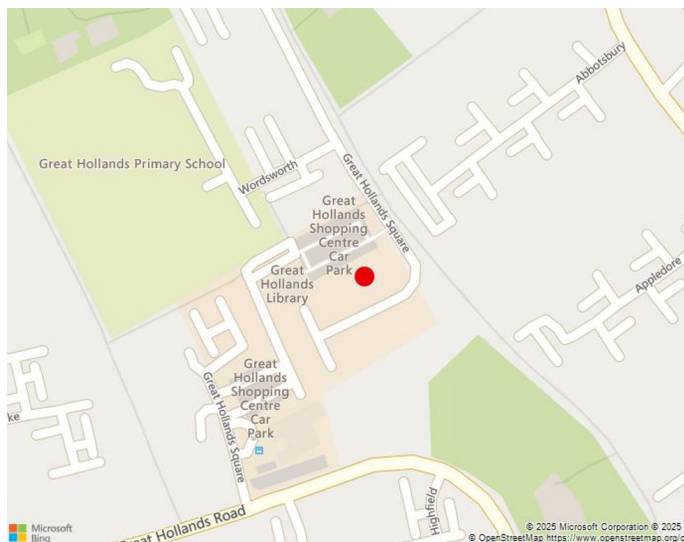
The Properties are NOT elected to pay VAT

### Energy Performance Rating

29-30: C-75

### Viewing Arrangements:

Please contact sole agents for further information.



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