

indicative cgi

Logistics City 

Logistics City Bracknell **TO LET**

Longshot Lane, Bracknell RG12 1RL [///focus.bonus.winner](https://focus.bonus.winner)

- New high specification logistics unit
- Ready to Occupy Q2 2024
- 104,034 sq ft
- Targeting Net Zero Carbon in operation

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 **KIER**

Targeting Net Zero Carbon



TARGET
BREAM®
EXCELLENT



Masterplan

Accommodation Schedule

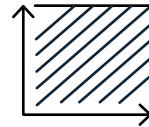
Ground Floor	94,293 sq ft	8,760 sq m
First Floor Office	9,741 sq ft	905 sq m
Total	104,034 sq ft	9,665 sq m



10 dock loading doors (2 Euro)



2 level loading doors



Total site 5.15 acres



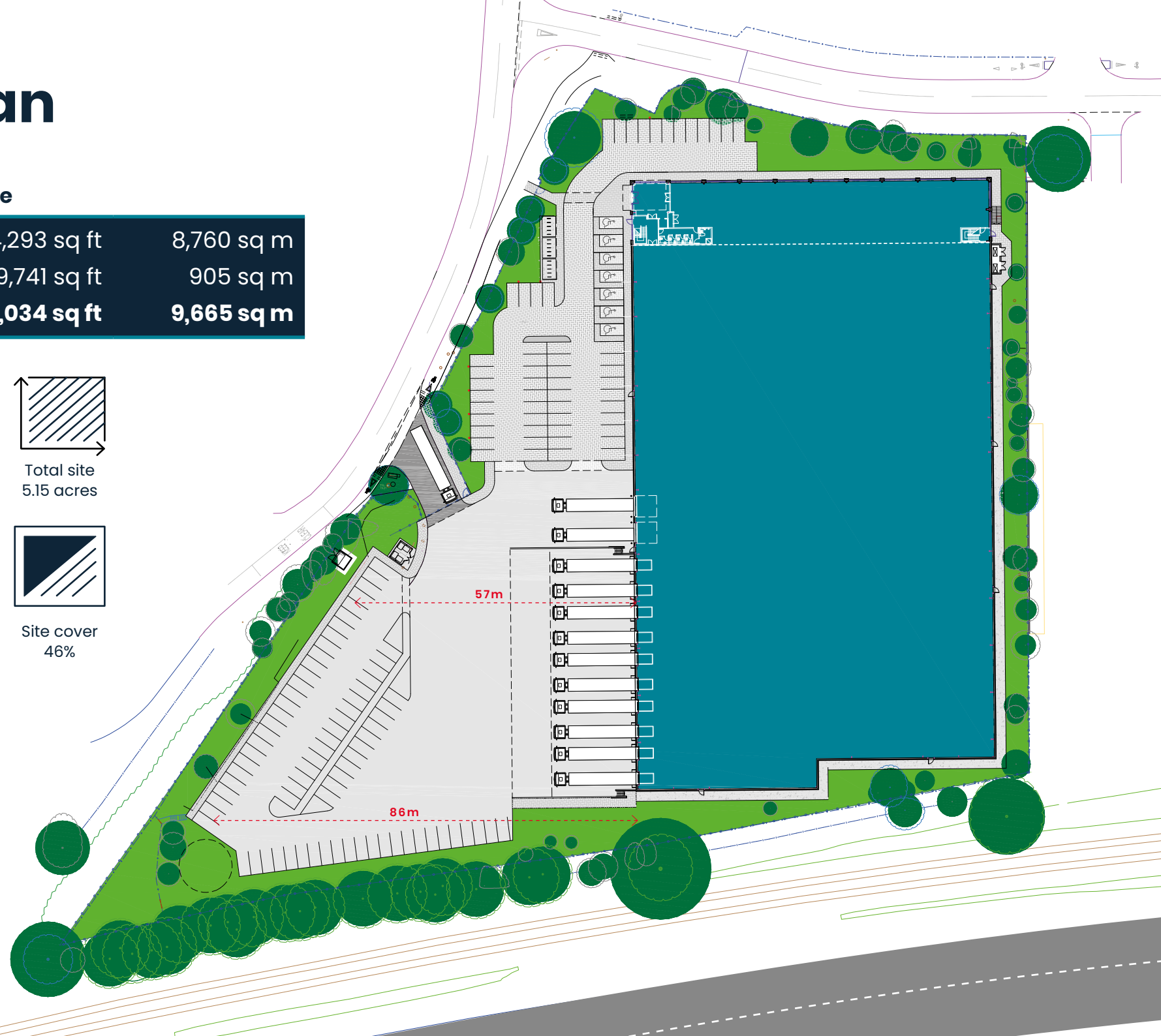
12.5m clear height



Up to 86m yard depth



Site cover 46%



Specification

104,034 sq ft

Logistics City Bracknell offers a quality flexible industrial/warehouse unit, built with sustainability in mind and finished to a high standard. With electric loading doors, an impressive floor loading capacity and grade A fitted offices, our units are built for your business.



10 dock loading doors (2 Euro)



2 level loading doors



12.5m clear height



Grade A fitted offices



Floor loading 50kN sq m



Up to 86m yard depth



140 car parking spaces



14 EV charging points



Efficient MEP system



Staff shower facilities



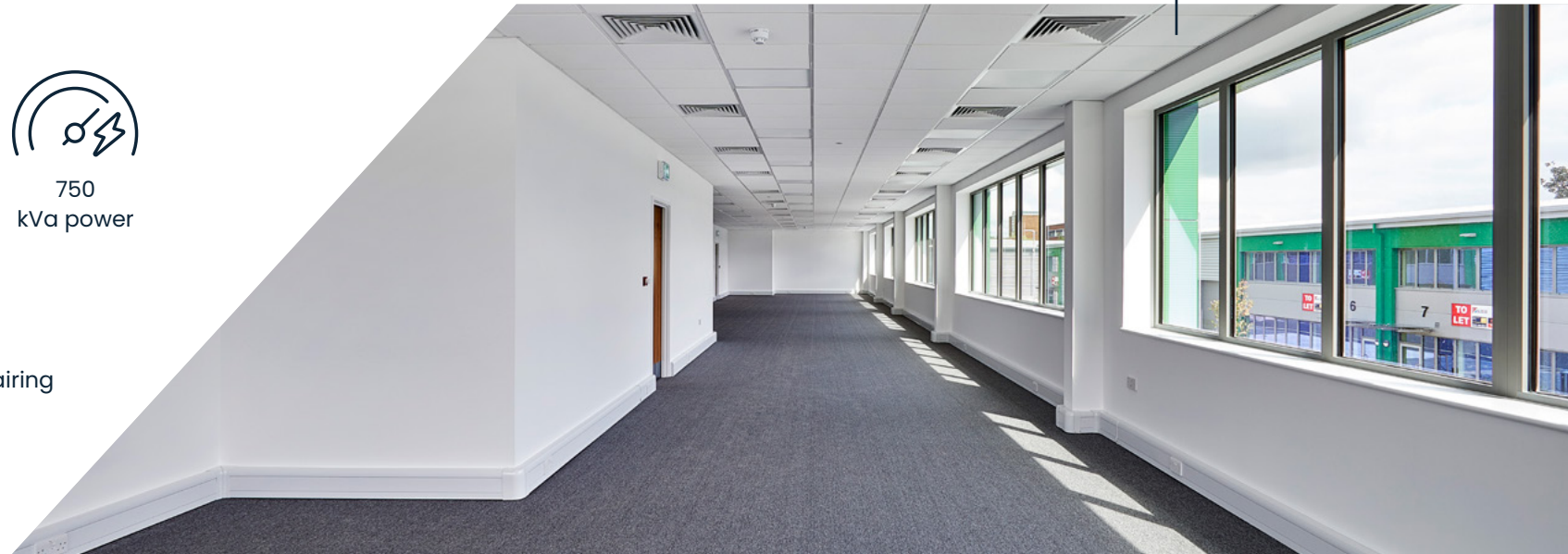
750 kVa power



Grade A offices
With comfort cooling as standard

Terms

The unit is available to lease on a fully repairing and insuring basis. Rents and further information are available on request.



Sustainability

A high standard specification, targeting Net Zero Carbon (NZC) technology to prioritise energy efficiency and reduce operating costs.



Target BREEM rating Excellent



Target EPC Rating - A+



Solar PV Array on the roof



High efficiency LED lighting



Air-source heat pump



Sustainable construction materials



Cycle storage



15% Warehouse and roof lights



Electric vehicle charging



Airtightness keeping warmth in



Landscaped employee breakout spaces



Highly efficient building, reducing costs

Built for efficiency

Reducing environmental impact



**Logistics City
Bracknell**

Carrier Rental Systems

Wickes

Homebase

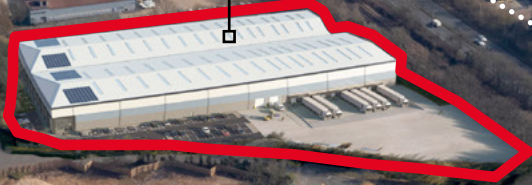
Royal Mail

NEP UK

Waitrose Campus

M3 J3
14 mins

Screwfix



M4 J10
8 mins



Excellent access to both the M3, M4, and M25 motorways, LC Bracknell provides superb access to the London, South Coast and South East Markets

Benefitting from an established industrial location with strong public transport links and amenities, LC Bracknell is less than 2 miles from the centre of Bracknell. From there national rail links take you to London in less than 1 hour.

- ▶ Grade A warehouse opportunity
- ▶ Positioned to serve the South Coast, South East and London Markets
- ▶ 104,034 sq ft
- ▶ Heathrow Airport 30 minutes away
- ▶ Proven location with public transport links and amenities
- ▶ Spec build ready to occupy in Q2 2024
- ▶ Targeting Net Zero Carbon in operation (EPC A+) and BREEAM Excellent

Only 6 miles to junction 3 of the M3 and 5 miles to junction 10 of the M4.



Location



**Longshot Lane,
Bracknell, RG12 1RL**

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Travel Distances

HGV (Drive times)

Destination	Miles	Time
M4 Jct 10	5	10 mins
M3 Jct 3	7	22 mins
M25 Jct 15	24	28 mins
Reading	14	28 mins
Southampton	55	1 hr 11 mins
Central London	38	1 hr 36 mins
Birmingham	117	2 hrs 3 mins

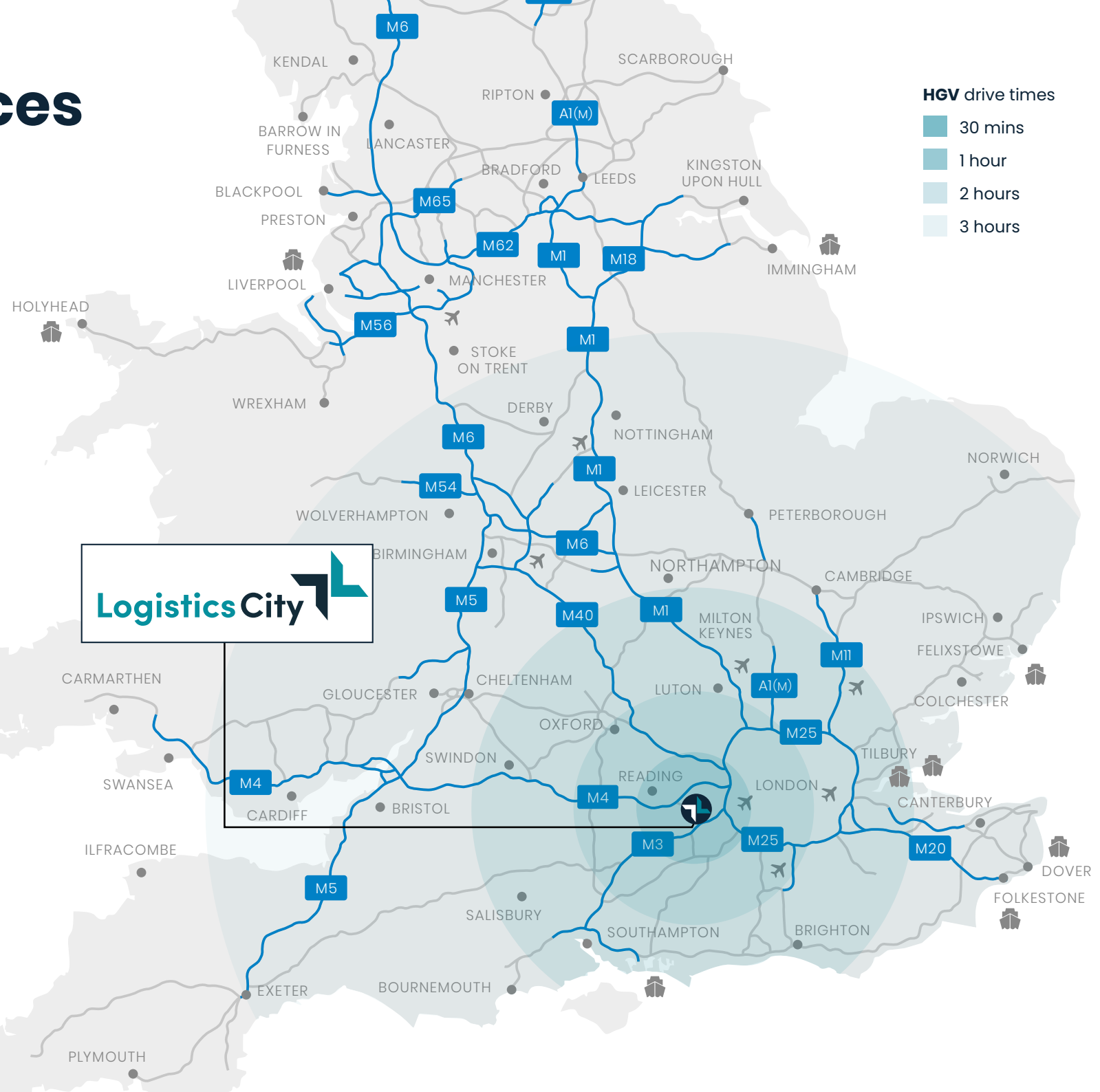
Ports (by HGV)

Southampton	61	1 hr 14 mins
Tilbury	90	1 hr 33 mins
London Gateway	92	1 hr 40 mins
Bristol	94	1 hr 36 mins
Dover	109	2 hrs 14 mins

Airports (by HGV)

Heathrow	20	28 mins
Gatwick	46	1 hr 1 min
Luton	55	1 hr 1 min

**All figures are approximate values based off Google maps and may include tolls and restricted roads. Figures based off the fastest route suggested.*



Bracknell Industry Sectors

Average Worker Drivetime
19 mins

Percentage of workforce in Warehousing

3.0%	30 mins
1.7%	60 mins
1.9%	4 hours

Percentage of workforce in Postal & Courier

1.3%	30 mins
0.8%	60 mins
0.9%	4 hours

Population Coverage

1,472,363	30 mins
9,463,864	60 mins
57,996,143	4 hours

Human Health & Social Work

Wholesale & Retail

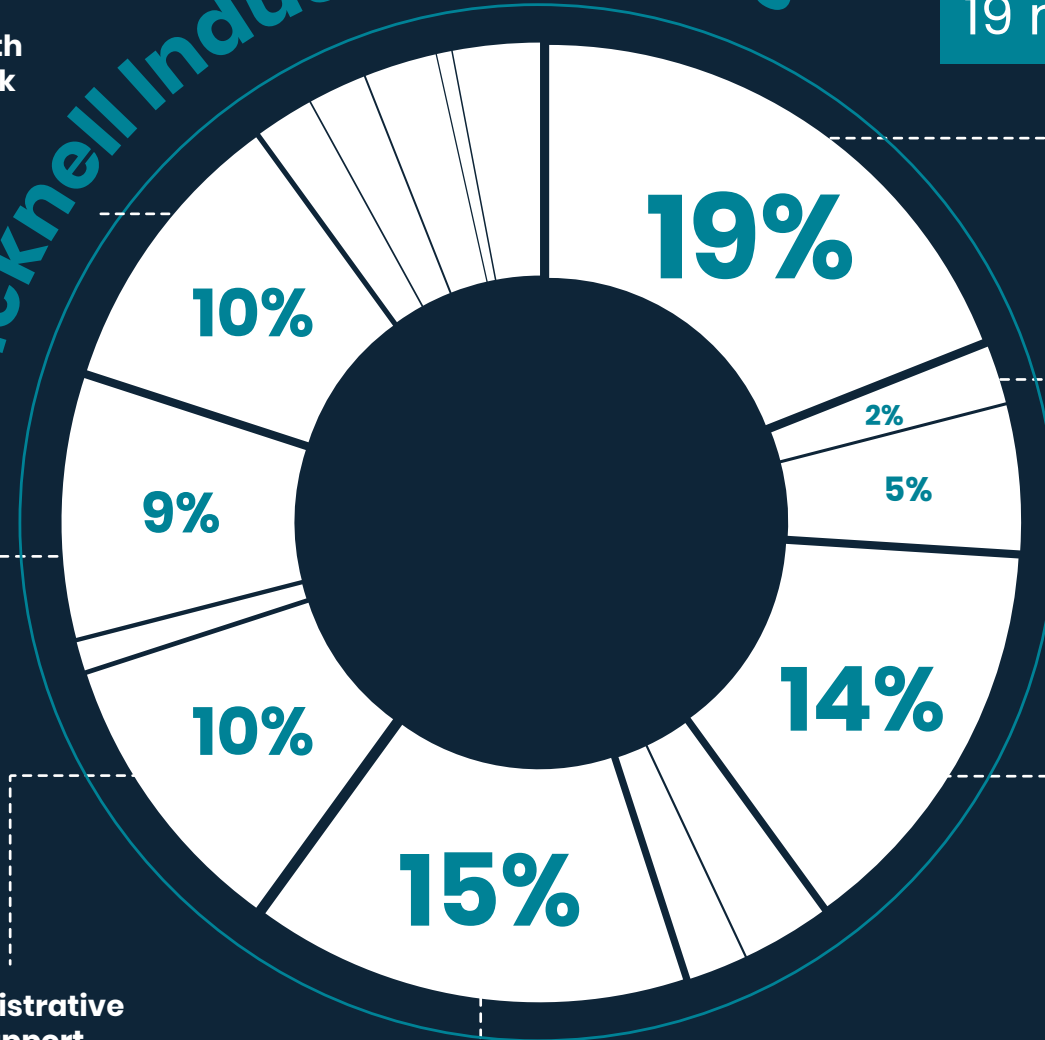
Transportation & Storage

Information & Communication

Education

Administrative & Support

Professional, Scientific & Technical



Agents



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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. April 2023.



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