

# BRACKNELL

**82,867 Sq Ft (7,699 Sq M)**  
Prime New Build Distribution/  
Warehousing Facility On A Site  
Of **8.57 Acres**

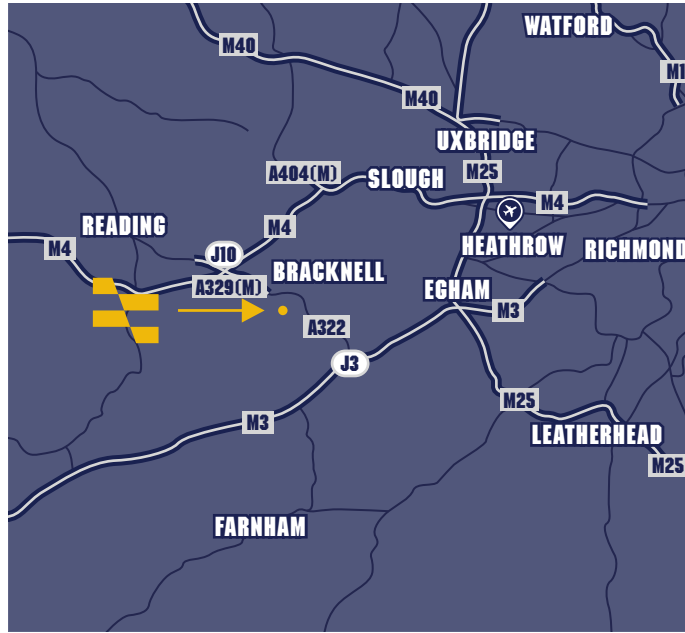
Leasehold Opportunity

Lovelace Road, Bracknell,  
**RG12 8YS, UK**

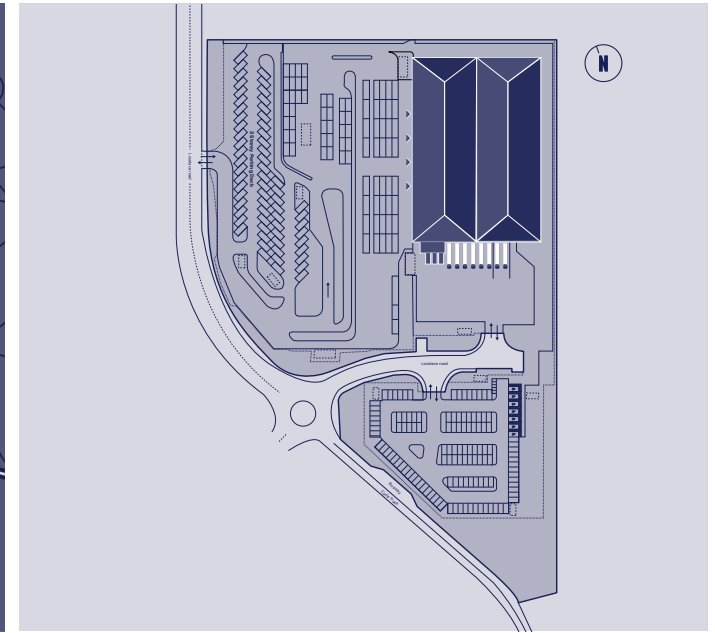
**AVAILABLE IMMEDIATELY**



3 Storey Parking Deck



Micro Location Map



Site Plan

## LOCATION

Located in Bracknell's southern industrial area the property is strategically located with excellent access to the A3095 and A329 dual carriageways, offering quick and easy access to J10 of the M4 (4 miles to the north) and the J3 of the M3 (6.5m miles to the south). In turn these provide access to London Heathrow Airport and the M25 London orbital motorway within 30 minutes. Bracknell railway station is under 2 miles to the north east with regular services to Reading, Paddington and Waterloo. Nearby occupiers include Midwich, Bond International, Daler-Rowney, Waitrose and Big Yellow.

Warehouse	55,985 Sq Ft	5,201 Sq M
GF Reception/Ancillary	5,054 Sq Ft	470 Sq M
FF Office/Ancillary	21,828 Sq Ft	2,028 Sq M
<b>Total</b>	<b>82,867 Sq Ft</b>	<b>7,699 Sq M</b>

\*Areas measured on a Gross Internal Area Basis



12m To Underside  
Of Haunch



39.2 Miles  
To London



Class A Distribution/  
Warehousing Facility



8.57 Acres  
Site Area



EPC (Available  
on Request)



Secure  
Yard



8 dock level & 4 level  
access loading doors



Flexible Lease Terms  
(Available On Request)

## Further Information



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