

The Sterling Centre Bracknell

Available to Let
Warehouse
21,836 sq ft (2,029 sq m)



8.2 m clear eaves height



40 kN/sq m floor loading



2 electric loading doors



Three-phase electricity



Gas supply



20 m yard depth



The Sterling Centre

The Sterling Centre, Eastern Road, Bracknell, RG12 2PW



Description

The property comprises of a semi-detached modern warehouse/ industrial unit incorporating a full height brick and glazed front elevation with the remaining elevations constructed of profile metal cladding. The unit is portal framed, has a pitched roof, a covered loading bay and has ample designated parking spaces available on-site.

Location

Bracknell is well located midway between the M3 and M4 motorways. Direct access is obtained to the M4 at junction 10 via the A329(M) and the M3 at Junction 3 via the A322. Both links provide excellent access to the M25 and wider motorway network.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

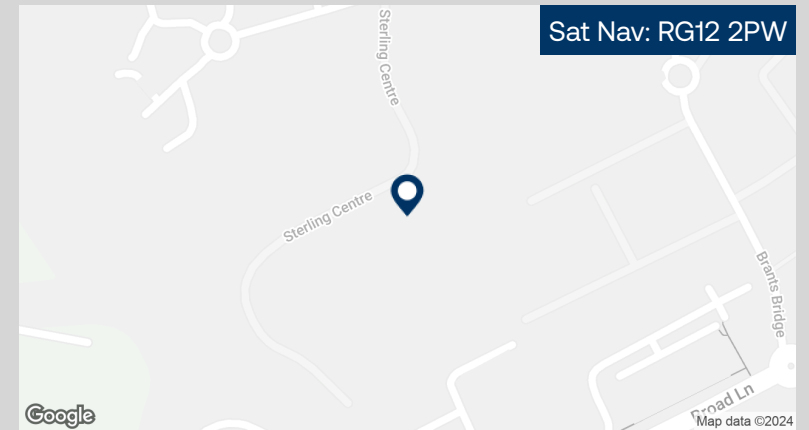
Please contact:

Mileway
Richard Evans
southeast@mileway.com
0203 991 3516

Lucy Kirkup
lucy@pagehardyharris.co.uk
07833 509532

Levy Real Estate
Rob Watts
Rob.Watts@levyrealestate.co.uk
07506 441 644

JLL
Sarah Downes
Sarah.Downes@jll.com
07856 003 033



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 8	Warehouse	21,836	2,029	Immediately
Total		21,836	2,029	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.