



UNIT 2 ZENITH

BRACKNELL RG12 IQS

TO LET
22,205 SQ FT

1 MVA POWER

AVAILABLE DAY ONE

DESCRIPTION

The property comprises a detached warehouse/ industrial unit of steel frame construction with brick elevations. The unit benefits from two level access loading doors and 2- storey offices to the front of the unit. The roof is profiled steel sheeting laid to falls with internal gutters supported on steel trusses. The site is enclosed by a mesh security fence with motorised sliding gates for access.

TYPE	INDUSTRIAL / WAREHOUSE
TENURE	LEASEHOLD
SIZE	22,205 SQ FT [2,063 SQ M]

KEY POINTS

1 MVA Power available from day one

7.5m minimum eaves height

2 level access loading doors

Secure site and yard

28 car parking spaces

High quality refurbishment

On site renewable energy generation from PV Panels



WATCH THE VIDEO



LOCATION

Unit 2, Zenith, Downmill Road is located just to the north of the A322 Berkshire Way in the heart of the Bracknell's commercial district, an established industrial and logistics location which benefits from ease of access to the M4, M3 and M25 motorways. The Lexicon Shopping Centre and Bracknell Train Station are within 15 minutes walk from site. Surrounding occupiers include Panasonic, Toolstation, Halfords, Royal Mail and Honda amongst others.



TRAVEL TIME BY CAR

M4 Junction 10 - 9 miles	10 mins
M3 Junction 3 - 6.5 miles	15 mins
Reading - 14.5 miles	26 mins
Slough - 19 miles	30 mins
Heathrow - 19 miles	30 mins
Newbury - 30 miles	39 mins
Ealing - 34 miles	49 mins

ACCOMMODATION

We understand the Gross Internal floor areas [GIA] are as follows;

TYPE	SQ FT	SQ M
Ground floor Warehouse / Ancillary	20,704	1,923.4
First Floor Office	1,501	139.4
TOTAL	22,205	2,062.8

EPC PERFORMANCE ASSET RATING

EPC Rating: A

LEGAL COSTS/VAT

Each party to pay their own legal costs.

We understand the property is elected for VAT.

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed.

VIEWING/FURTHER INFORMATION

Contact the joint sole agents for further information or an appointment to view.



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MISREPRESENTATION ACT 1967

The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Haslams Surveyors LLP, Apex, Forbury Road, Reading RG1 1AX. Designed by cabin42.com. October 2023.

