



# BRACKNELL GATE

Western Road  
Bracknell RG12 1RT

## FOR SALE / TO LET

OFFICE / CHANGE OF USE /  
REDEVELOPMENT OPPORTUNITY (STP)

**FREEHOLD / LEASEHOLD**

SITE AREA: 1.5 ACRES (0.607 HA)

BUILDING: 35,625 SQ FT (3,310 SQ M)



- ◆ Rarely available opportunity
- ◆ Prominent corner site to west of town
- ◆ Conversion and/or change of use opportunity (STP)
- ◆ Redevelopment potential (STP) including:  
industrial, warehouse, self storage, retail, care etc
- ◆ Positive Pre App for warehouse/industrial  
development of 25,198 sq ft. Developer  
'Design and Build' options also available

# LOCATION

The site is accessed via Western Road. The A329 to the south leads to the M4 (Junction 10) and the A322 to the south east leads to the M3 (Junction 3). The site is in walking distance of Bracknell town centre and the Lexicon as well as Bracknell station.



# THE PROPERTY

The former HQ office comprises a four-storey building totalling 35,625 sq ft on a site of approximately 1.5 acres which includes 130 car parking spaces.

The specification includes raised floors, suspended ceilings and 4-pipe fan coil air conditioning system. Subject to planning the property could suit a change of use or redevelopment. Suitable uses could include: industrial, warehouse, self storage retail etc.

## ACCOMMODATION

The property sits on a site of approximately 1.5 acres. The Net Internal floor areas (NIA) are as follows:

FLOOR	SQ M	SQ FT
Ground floor	958.3	10,315
First floor	901.4	9,703
Second floor	891.6	9,597
Third floor	558.3	6,010
<b>Total</b>	<b>3,309.6</b>	<b>35,625</b>

\*In addition there is approximately 8,000 sq ft of roof space which has been used for storage.

## TERMS

The freehold of the property is available for sale or alternatively a lease will be considered.

## RATEABLE VALUE

£360,000

## EPC RATING

E:113

## LEGAL COSTS & VAT

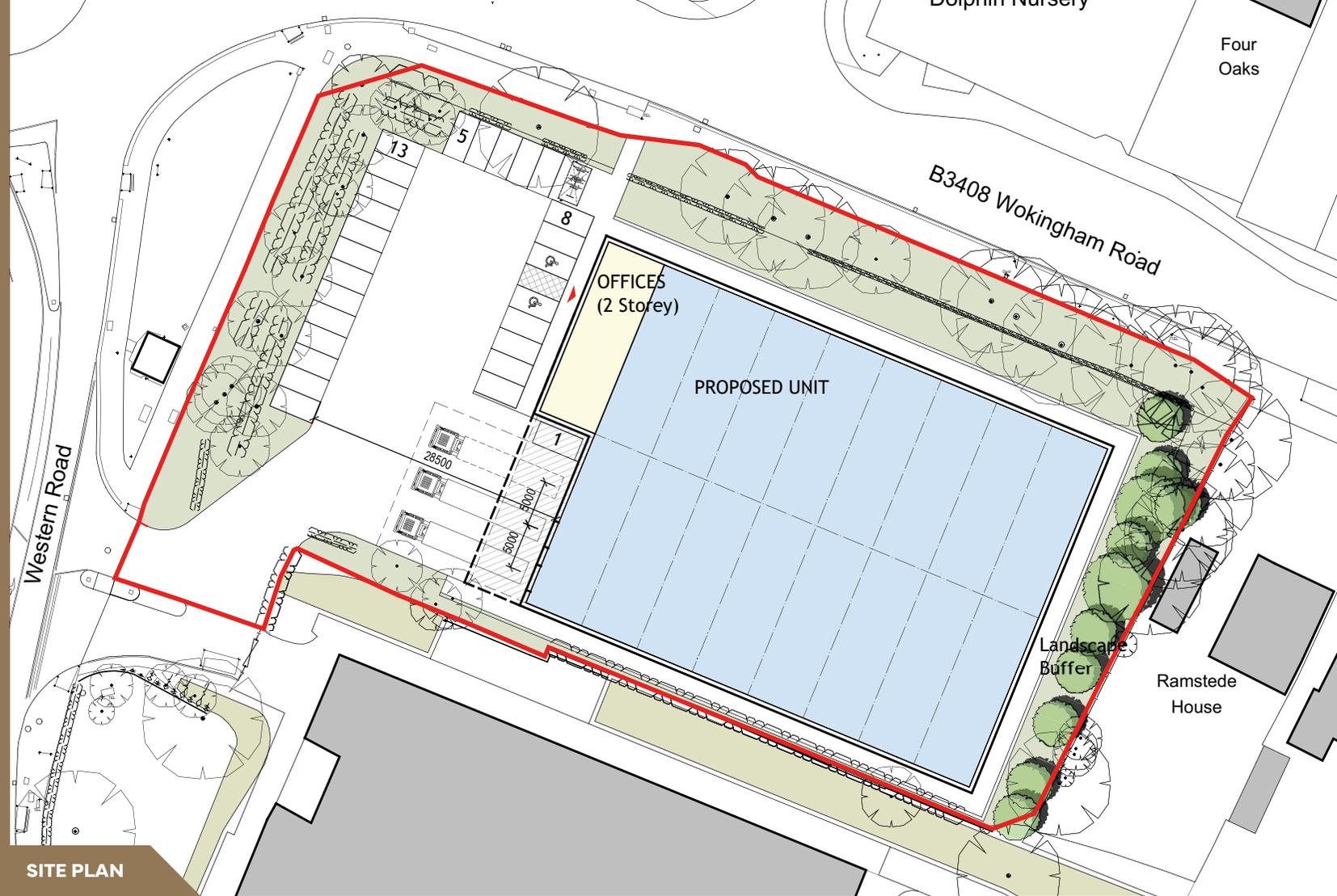
Each party to pay their own legal costs. We understand the property is elected for VAT.



## PRE-PLANNING MEETING (PRE APP)

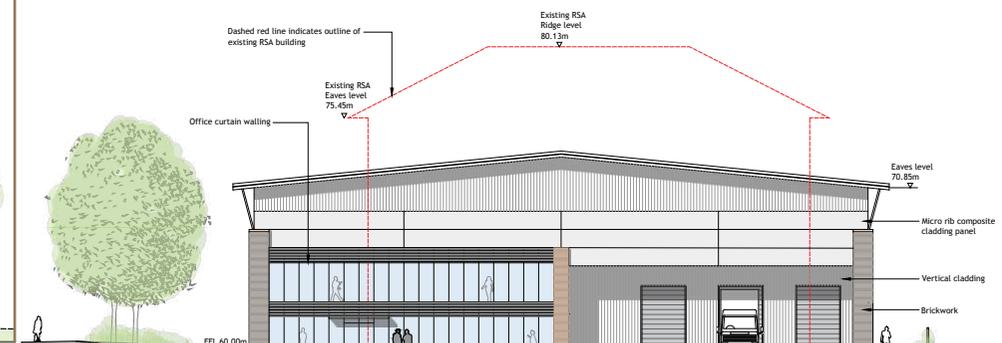
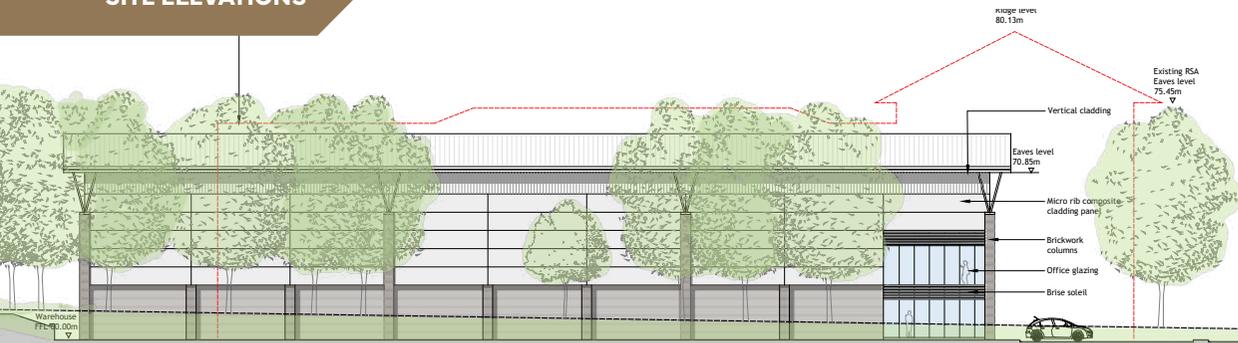
The vendor and their planning consultant have had a positive meeting with Bracknell Forest Local Planning Authority in respect of developing the site for a single 25,198 sq ft industrial / warehouse unit including, three level access loading doors, 27 car parking spaces, 10m eaves height and two storey offices of 2,800 sq ft. Plans and elevations are shown below. A copy of the post meeting LPA "Pre App" response and architectural drawings are available on request.

Freehold or Leasehold "Design and Build" options are available to occupiers. Please contact the agent for further detail.



SITE PLAN

## SITE ELEVATIONS

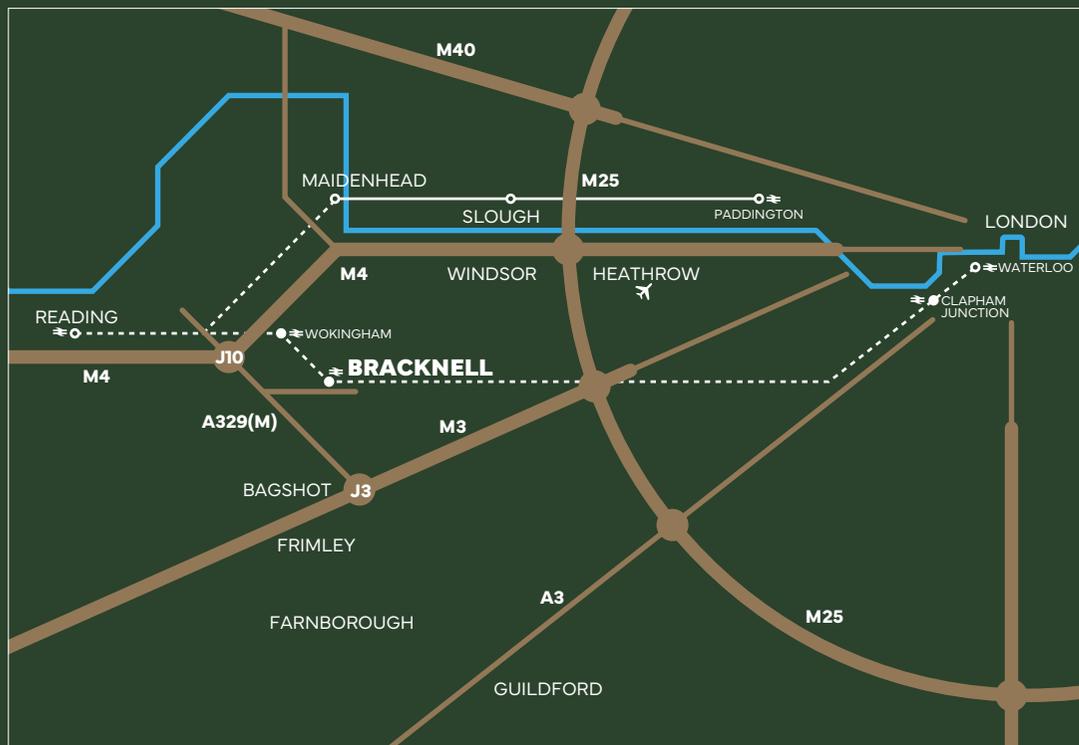


# POTENTIAL INDUSTRIAL REDEVELOPMENT





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### TRAVEL TIMES

BY CAR	MILES
M4 J10	4
M3 J3	7
M25 J12	10
Reading	10
Heathrow Airport	22
Canary Wharf	43

BY TRAIN (to Bracknell)	MINS
Wokingham	6
Reading	27
Clapham Junction	52
London Waterloo	62

### VIEWING & FURTHER INFORMATION

Please contact the sole agents for further information or an appointment to view.



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A development by:



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