

# DETAILED PLANNING CONSENT SECURED FOR WAREHOUSE OR LIGHT INDUSTRIAL DEVELOPMENT

- ◆ Ready to build
- ◆ Available to occupy within 12 months



**BRACKNELL**  
**GATE**  
Western Road  
Bracknell RG12 1RT

**NEW WAREHOUSE / INDUSTRIAL / R&D UNIT**

**FOR SALE / PRE-LET / PRE-SALE 22,658 sq ft (2,105 sq m)**

# 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.



- Waitrose
- The Lexicon
- Bracknell Town Centre
- Hollywood Bowl
- Premier Inn
- Morrisons
- The Gym
- Homebase
- Wickes
- Trade City
- Halfords
- Screwfix
- Greggs
- Dulux Decorator Centre
- Royal Mail
- Western Point
- Western Road
- JDA
- Western Road
- Xe
- Maxis
- Netgear
- Honda
- Vodafone
- Arco
- Cain Road

A329M

# NEW WAREHOUSE / INDUSTRIAL / R&D UNIT



|                           | SQ FT         | SQ M         |
|---------------------------|---------------|--------------|
| Warehouse                 | 17,900        | 1,663        |
| Entrance & Amenity        | 517           | 48           |
| First Floor Office        | 2,120         | 197          |
| Second Floor Office       | 2,120         | 197          |
| <b>Total</b>              | <b>22,658</b> | <b>2,105</b> |
| Gross Internal Area (GIA) |               |              |



# INDUSTRIAL SPECIFICATION



EAVES  
10M



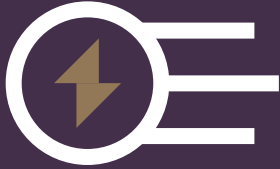
EPC  
TARGET A



BREEAM TARGET  
VERY GOOD



ELECTRIC CAR  
CHARGING



AVAILABLE POWER  
850 KVA



2 LEVEL ACCESS  
LOADING DOORS



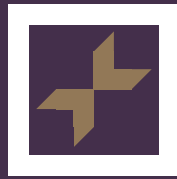
FULLY FITTED  
GRADE A OFFICES



USE CLASS  
B8 AND E(g)



PROMINENT  
GATEWAY LOCATION



SELF-CONTAINED  
SITE



2 STOREY  
OFFICES



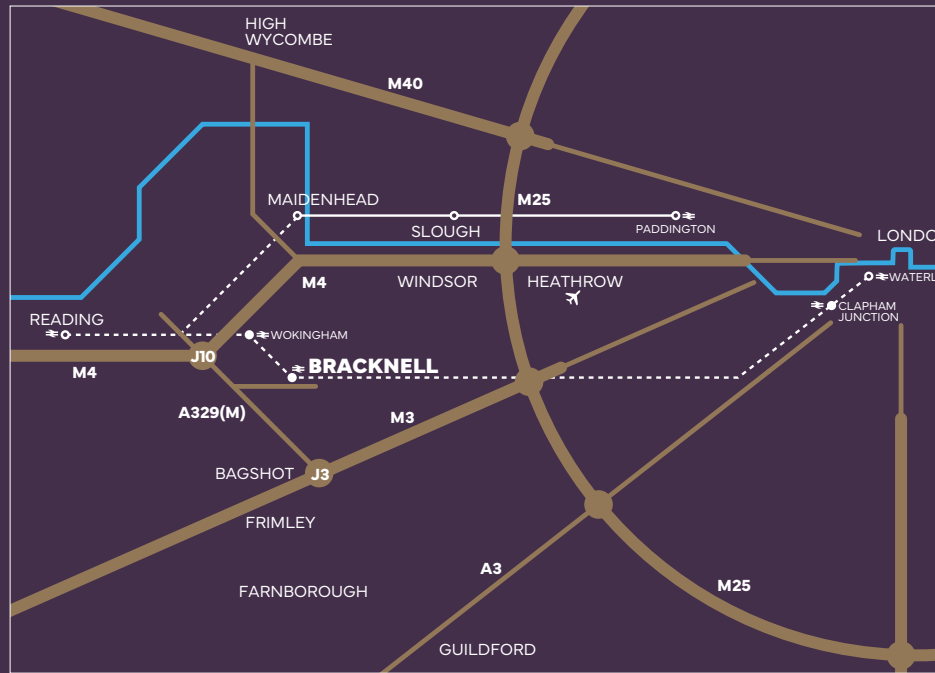
28 CAR  
PARKING SPACES



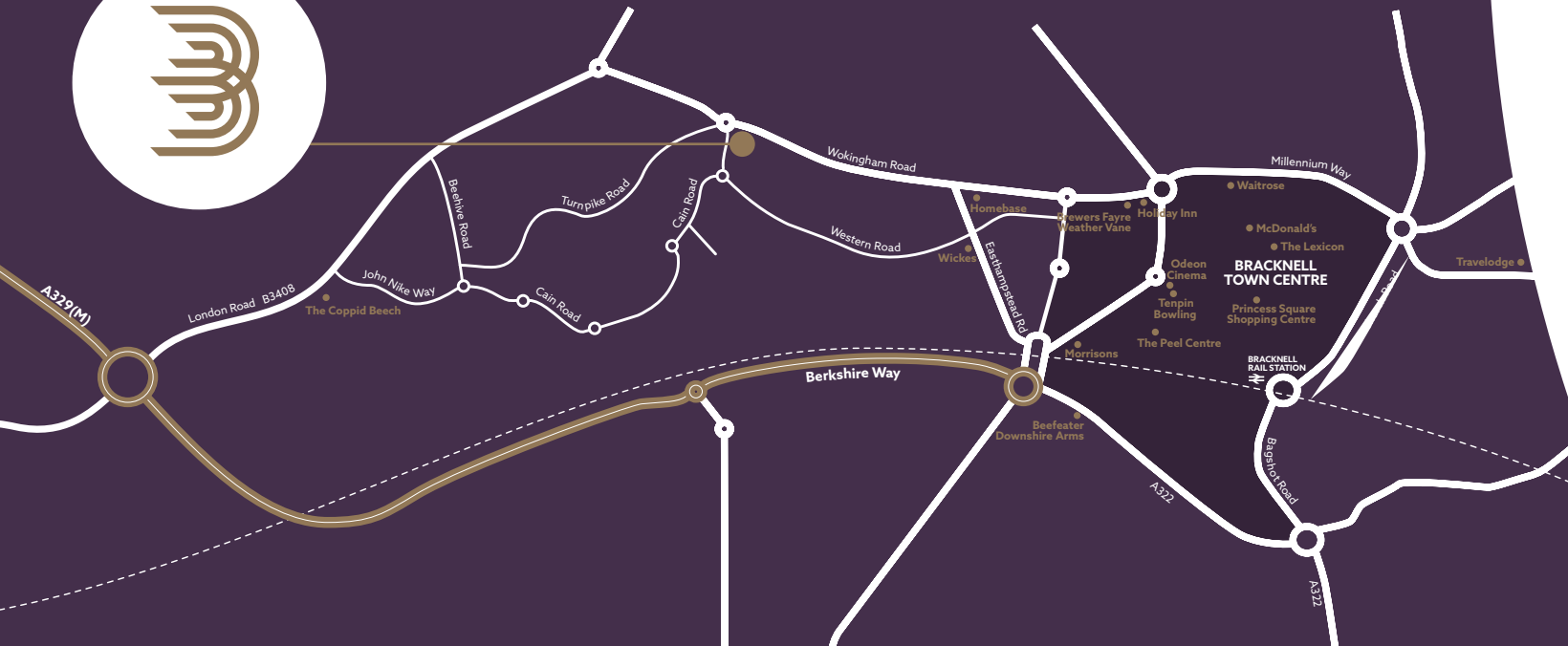
# TRAVEL TIMES

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

| BY TRAIN<br>(to Bracknell) | MINS |
|----------------------------|------|
| Wokingham                  | 6    |
| Reading                    | 27   |
| Clapham Junction           | 52   |
| London Waterloo            | 62   |



Western Road • Bracknell • RG12 1RT



## PLANNING

Detailed Planning Consent for Warehouse (B8) and Industrial Use (Eg) was granted on 24 October 2024.

Planning reference 22/00879/FUL

[Click here for link >](#)

## TERMS

The unit is available to let or for sale.

## VIEWING & FURTHER INFORMATION

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

**HASLAM'S**  
CHARTERED SURVEYORS

**0118 921 1515**  
WWW.HASLAM'S.CO.UK

Neil Seager / 07879 600069  
neilseager@haslams.co.uk

A development by:



Haslams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute any part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Haslams has any authority to make any representation or warranty whatsoever in relation to this property. 4. Rents quoted may be subject to VAT in addition. October 2023