

**XPANSE
22**

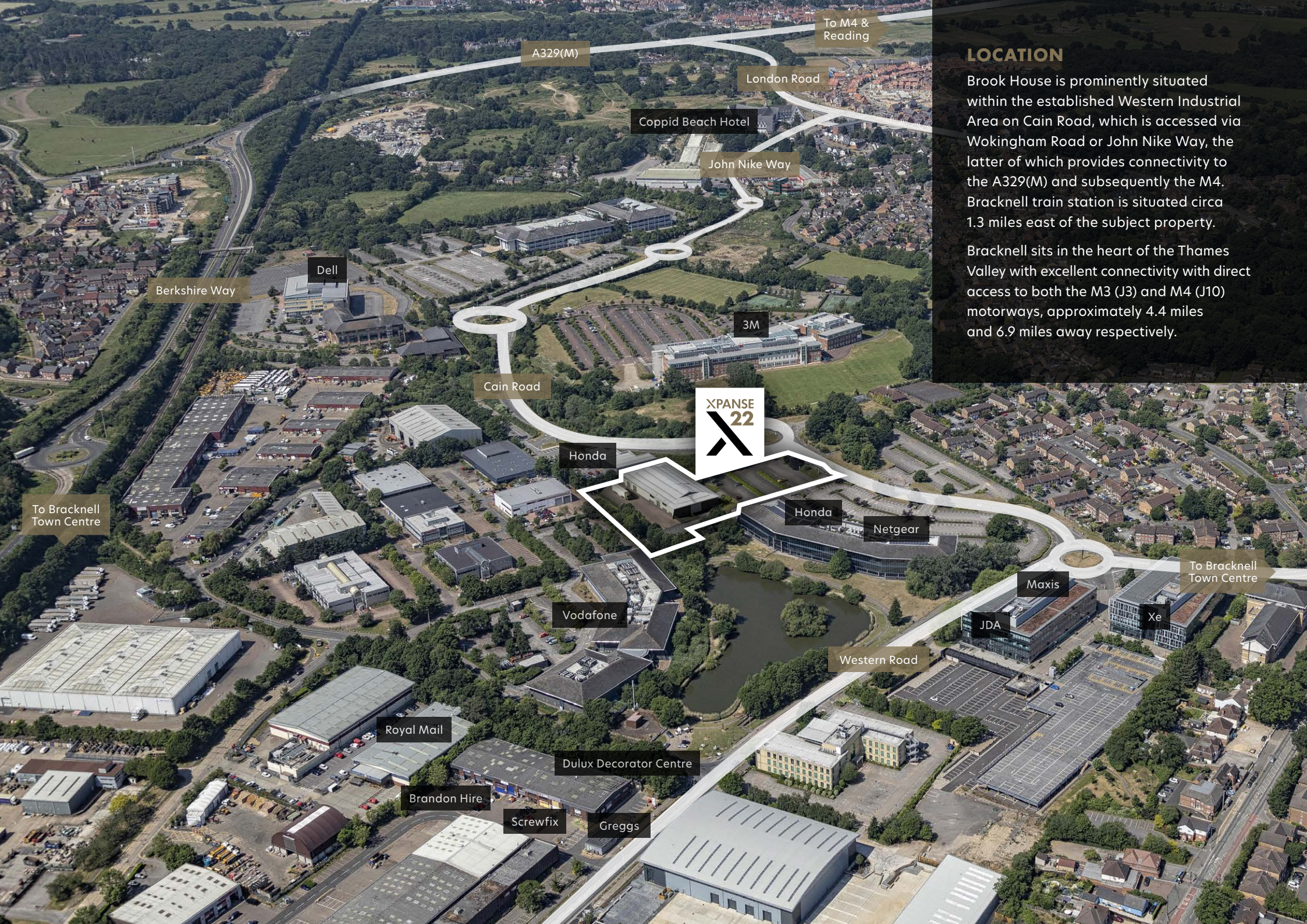
**WAREHOUSE WITH OFFICES
TO LET / FOR SALE**

22,432 SQ FT / 2,084 SQ M

**ON A SITE OF 2.28 ACRES INCLUDING
107 CAR PARKING SPACES**

**Waterside Park / Cain Road
Bracknell / RG12 1HL**

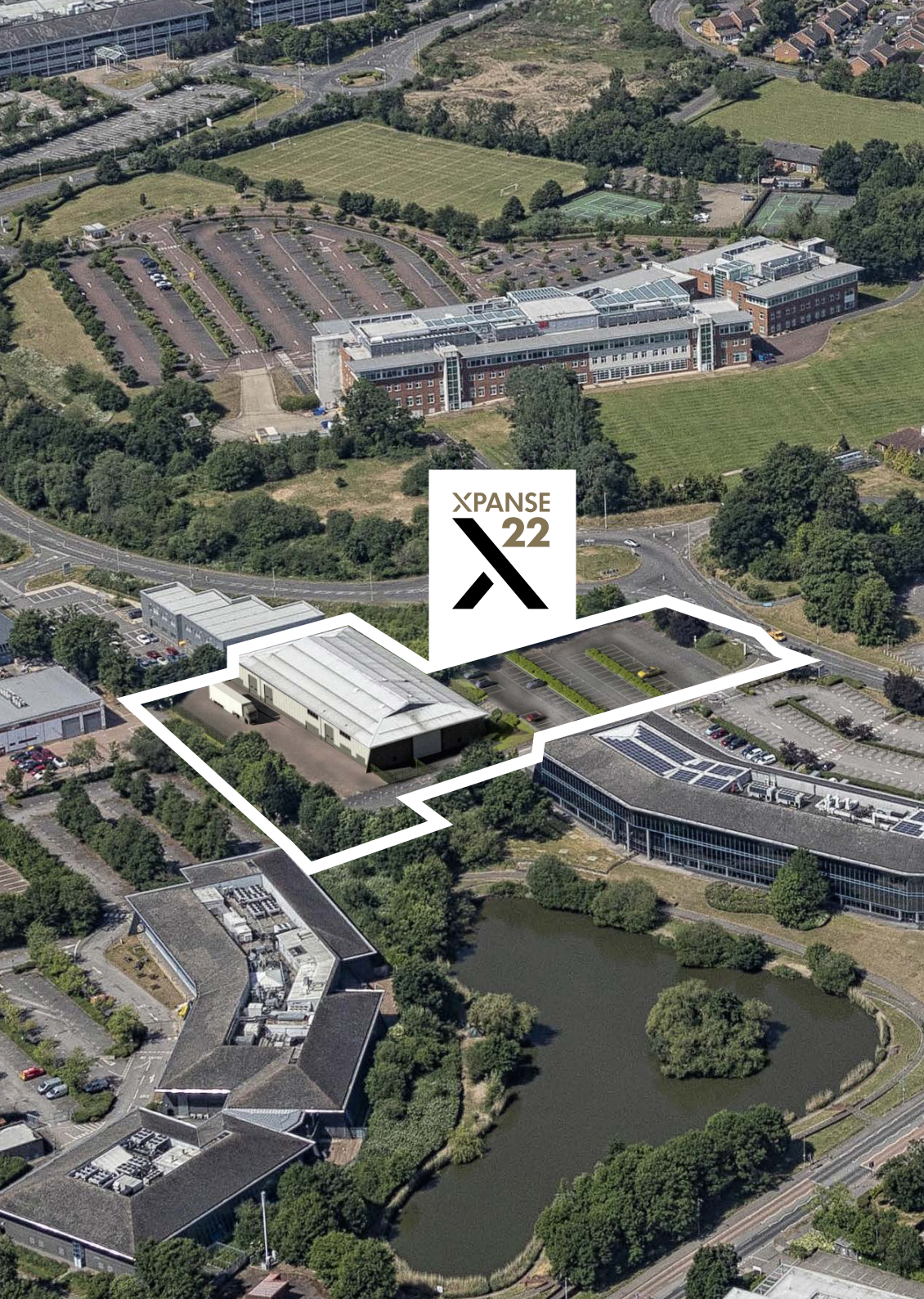




LOCATION

Brook House is prominently situated within the established Western Industrial Area on Cain Road, which is accessed via Wokingham Road or John Nike Way, the latter of which provides connectivity to the A329(M) and subsequently the M4. Bracknell train station is situated circa 1.3 miles east of the subject property.

Bracknell sits in the heart of the Thames Valley with excellent connectivity with direct access to both the M3 (J3) and M4 (J10) motorways, approximately 4.4 miles and 6.9 miles away respectively.

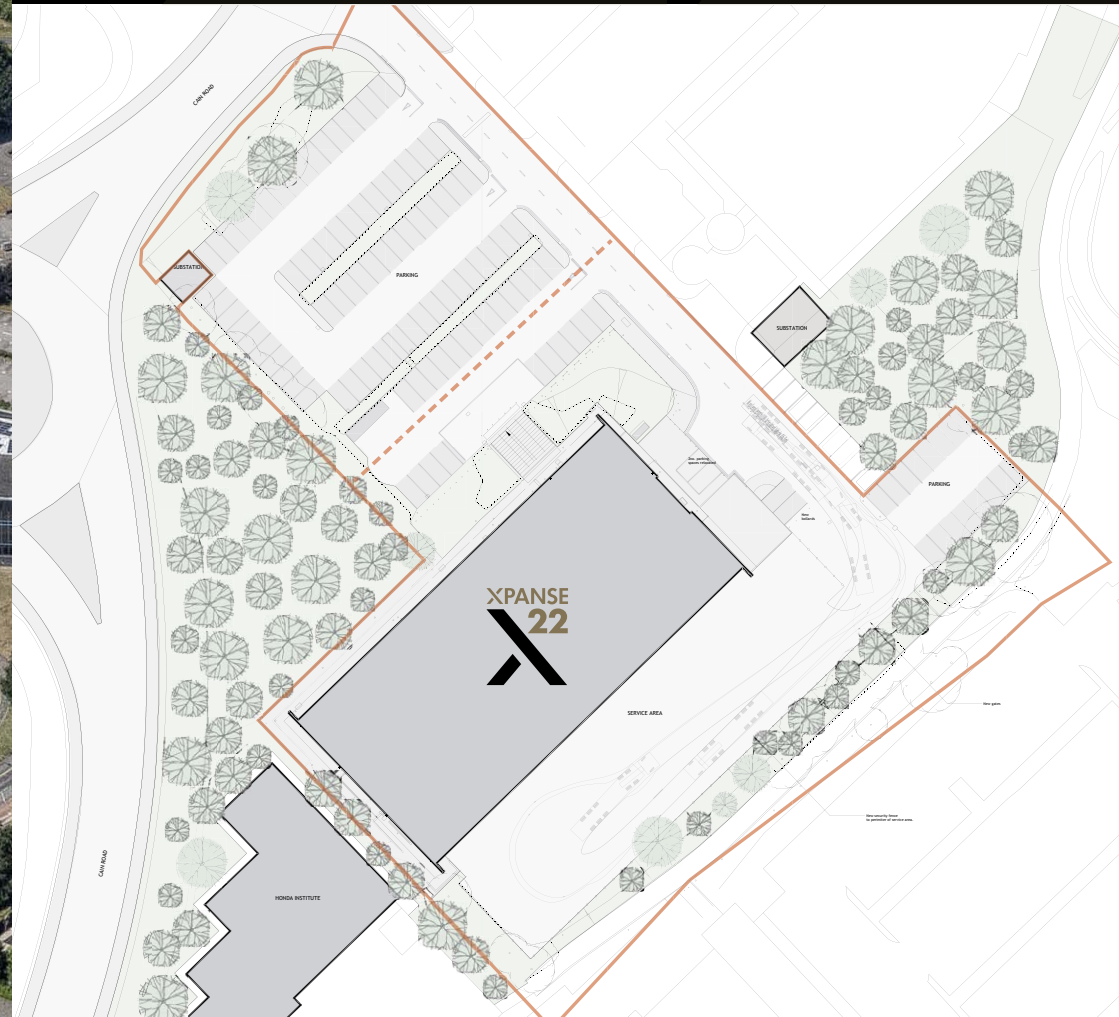


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DESCRIPTION

The property sits on a site of approximately 2.28 acres and will include a self contained yard, secure compound and some 107 car parking spaces. The building will be refurbished to include approximately 13% office content at ground and first floor, 6m eaves and 3 level access loading doors.

The property is available with or without large front car park, that can be excluded, as shown by the dotted line below.





SPECIFICATION

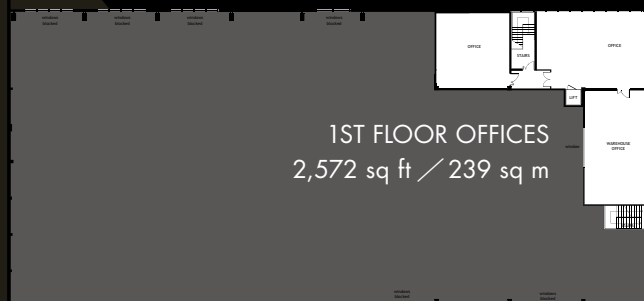
- ✓ Low site coverage
- ✓ 3 level access loading doors
- ✓ Securely fenced and gated self-contained yard
- ✓ Warehouse viewing window from first floor
- ✓ 107 car parking spaces
- ✓ 6m eaves
- ✓ 13% office content
- ✓ Offices will have LED lighting, perimeter trunking and comfort cooling
- ✓ WCs
- ✓ Lift
- ✓ Dedicated substation with potential for 2MVA* power supply

*Subject to availability

/ Ground floor



/ First floor



ACCOMMODATION

Floor (GIA)	sq ft	sq m
Warehouse inc. Offices / WCs and Ancillary	19,860	1,845
1st Floor office	2,572	239
TOTAL	22,432	2,084

Areas subject to final measurement

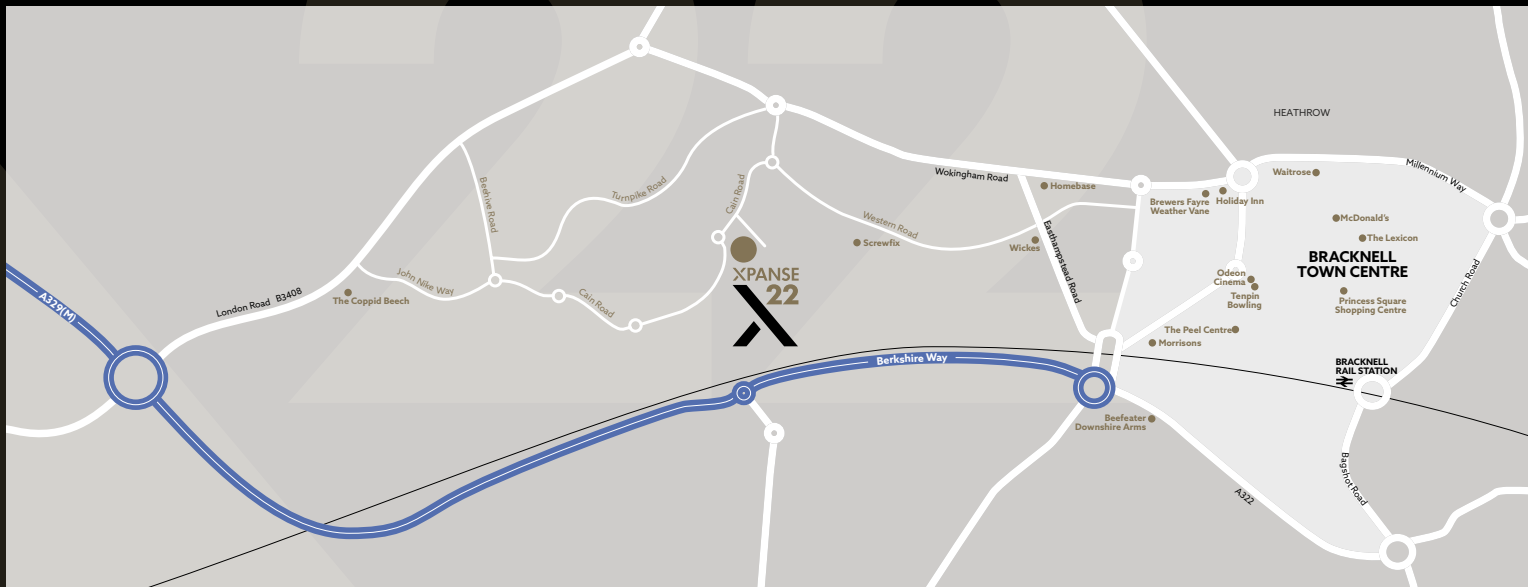
TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed. Alternatively, the freehold of the property is available to purchase. The property is also available without the car park to the front. Please see dotted line on the plan.

EPC Performance Asset Rating To be confirmed post refurbishment but currently EPC Rating: D:95.

LEGAL COSTS / VAT

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



VIEWING & FURTHER INFORMATION

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



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A development by:



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



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