



**HASLAM'S**  
CHARTERED SURVEYORS

NEW INSTRUCTION

**TO LET**



# 1 BRICKFIELDS INDUSTRIAL PARK

Kiln Lane Bracknell Berkshire RG12 1NQ

**TYPE**

**INDUSTRIAL / WAREHOUSE**

**TENURE**

**LEASEHOLD**

**SIZE**

**3,397 SQ FT**  
(315.59 SQ M)

## KEY POINTS

- > Warehouse with mezzanine and first floor offices
- > 5.5m minimum eaves height
- > Electric loading door
- > Allocated car parking
- > Walking distance to Bracknell Railway Station
- > Short distance to M3 and M4 Motorways

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## Location

Brickfields Industrial Park is situated in the well established Western Industrial Area close to Bracknell town centre and within walking distance of Bracknell railway station. There is rapid access onto the A329(M) which joins the M4 at J10. The M3 is approximately 4 miles to the south via the A322 dual carriageway.

## Description

The property provides an end-terrace purpose built light industrial unit with first floor office accommodation. The construction includes a steel portal frame with a pitched steel clad roof and brick elevations. The accommodation is arranged over two storeys.

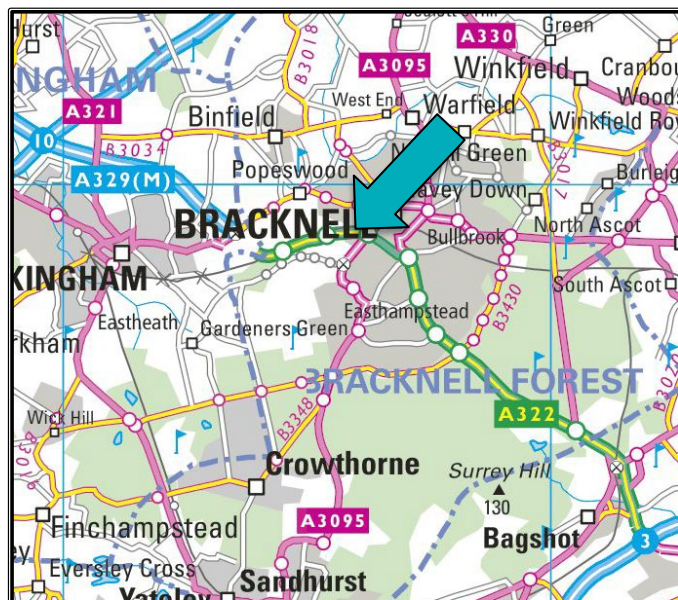
## Specification

- Allocated car parking
- Warehouse lighting
- Electric level access loading door
- 5.5 metre minimum eaves height
- 3 phase electricity
- First floor offices with carpets, suspended ceilings and perimeter trunking
- Gas central heating
- Kitchenette
- WCs

## Accommodation

We understand the gross internal area (GIA) is as follows:

Floor	sq m	sq ft
Warehouse	175.12	1,885
First floor offices	44.59	480
Mezzanine offices	95.88	1,032
<b>Total</b>	<b>315.59</b>	<b>3,397</b>



## Energy Performance Asset Rating

EPC Rating: C:72

## Rateable Value 2023/24

£34,750.

## Terms

A new full repairing and insuring lease for a term to be agreed.

## Legal Costs / VAT

Each party to bear their own legal costs. Rents are quoted exclusive of VAT which will be charged.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Viewing & Further Information

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



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