

THE BOULEVARD

CAIN ROAD, BRACKNELL, BERKSHIRE, RG12 1LF

FOR SALE - 8.1 ACRES

PRIME REDEVELOPMENT/ REFURBISHMENT OPPORTUNITY (STPP)

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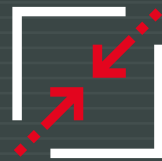
EXECUTIVE SUMMARY



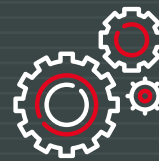
Opportunity to acquire a **prime 8.1 acre site** with re-development potential (STP)



Existing building comprises a **detached 4 storey office block**, with associated staff amenities of approximately **86,398 sq ft (NIA)**



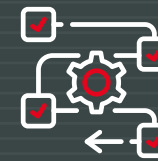
Low site cover of **5.6%**



Located in the Amen Corner Business Park area, **adjacent to the established Western Industrial area of Bracknell**



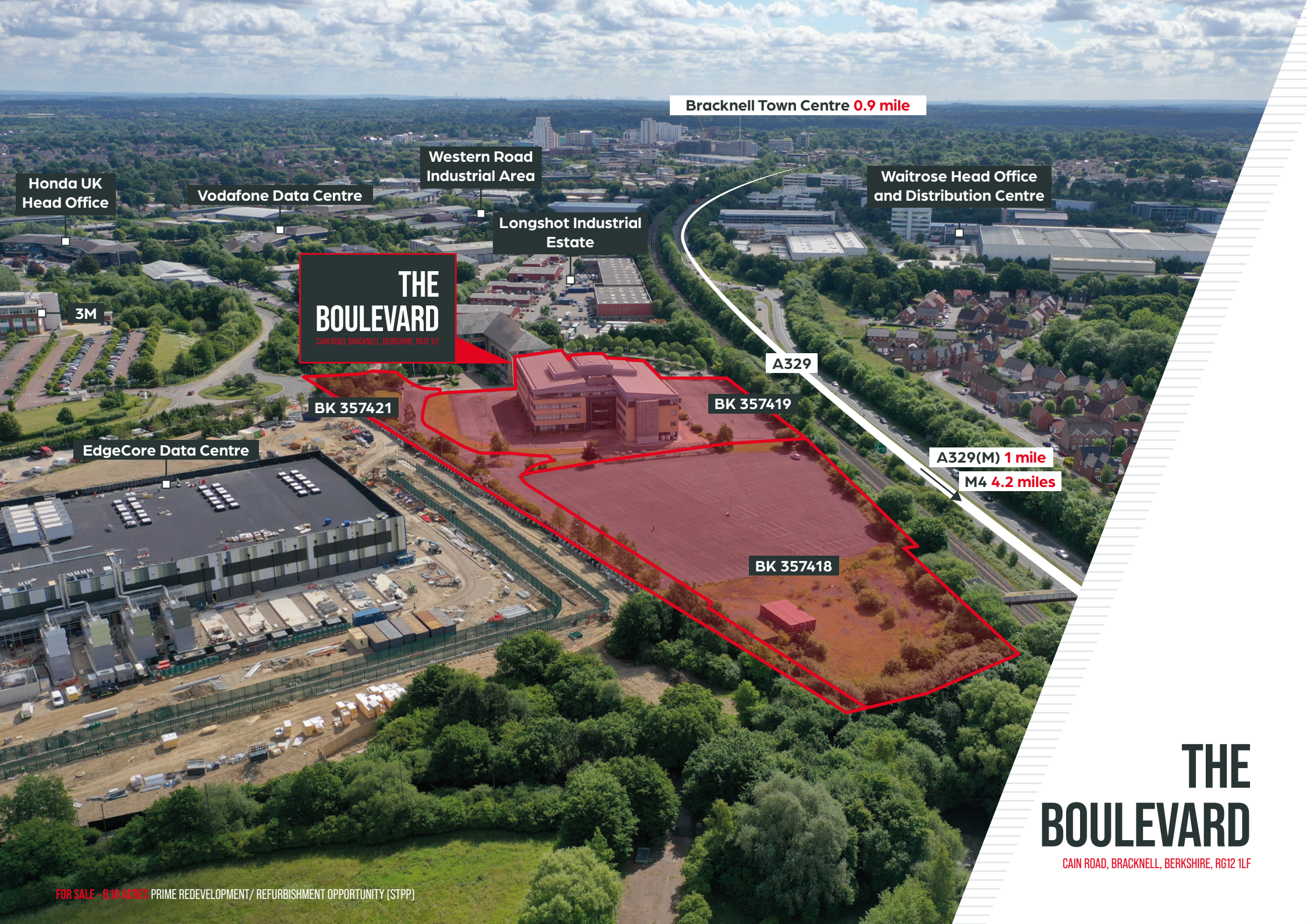
Record Industrial Take Up in the M4 Corridor in 2021



Limited development pipeline and low Grade A industrial supply in Bracknell and surrounding Thames Valley area



Freehold



Bracknell Town Centre **0.9 mile**

Honda UK Head Office

Vodafone Data Centre

Western Road Industrial Area

Longshot Industrial Estate

Waitrose Head Office and Distribution Centre

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A329

BK 357421

BK 357419

A329(M) **1 mile**

M4 **4.2 miles**

EdgeCore Data Centre

BK 357418

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LOCATION

Bracknell is a popular commuter town, due to its excellent connectivity to London and Reading. Recent strategic planning policy for the area has encouraged significant growth within the town. As a result of its accessibility to both the M4 & M3 motorways, Bracknell has become a major trading centre and is home to a concentration of large companies including nearby industrial occupiers Waitrose, Vodafone, Amazon and NEP Visions. It is also home to a number of global corporate headquarters, particularly in the tech and IT industries.



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SITUATION

The subject site is situated within the Amen Corner Business Park area, adjacent to the established Western Industrial area of Bracknell one of the premier industrial locations in the area.

The site is approximately 1 mile to the West of Bracknell town centre with Reading 7 miles to the North-West. It lies within a mile of the A329 (M) which gives access to J10 / M4 approximately 4 miles to the North and the M3 (via the A322 or A329) circa 7 miles to the South.

Bracknell Railway Station is 1.6 miles to the East with regular services direct to Reading (and on to Paddington) and London Waterloo.

	Distance	Drive Time
A329 (M)	1 mile	5 mins
M4, Junction 10	4.2 miles	7 mins
M3, Junction 3	14.7 miles	25 mins
Bracknell Town Centre	0.9 miles	5 mins
Heathrow Airport	21.1 miles	30 mins
Central London	40 miles	1 hr 5 mins
Southampton	53 miles	1 hr 5 mins
London Gateway Port	76 miles	1hr 50 mins



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Source: Google maps

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THE SITE

The Opportunity

- Prime 8.10 acres site with re-development potential (STP)
- Existing building comprises a 4 storey office building of approximately 86,398 sq ft
- Low site cover of 5.6%

Accommodation

	Sq ft	Sq m
Lower ground	2,338	217.2
Lower ground store	1,636	152
Ground floor office	19,646	1,825.2
First floor office	21,566	2,003.6
Second floor office	19,616	1,825.20
Third floor office	21,566	2,003.6
TOTAL	86,398	8,026.80

Floor areas are on an NIA basis and were sourced from the VOA.

Tenure

The opportunity consists of (i) ownership interest in the owner entity of one parcel of real property, and (ii) fee simple ownership in two separate parcels of real property.

Title numbers BK357418 (approx. 3.25 acres) & BK357419 (approx. 3.30 acres) are held Freehold by the Vendor and will be transferred to the Purchaser in their entirety upon the closing of the sale of such parcels.

Title number BK 357421 (approx. 1.55 acres) is also Freehold and is in the ownership of Bracknell Boulevard Management Company Limited (BBMCL), with company number 3715044.

The Vendor holds approximately 70% of the shares in BBMCL, with such shares to be transferred to the Purchaser upon the closing of the sale.

The Board of BBMCL is comprised of 3 Directors, with a simple majority of the Board passing a resolution to appoint a new Director. Each Director has one vote. The Vendor has 2 of the 3 Director seats, which will be assigned to the Purchaser upon the closing of the sale via a Board resolution.

Combined, the three sites provide approx. 8.10 acres.





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FURTHER INFORMATION

Proposal:

Offers are invited on an unconditional basis

EPC:

The building has an EPC rating of D-91

VAT:

We understand the property is VAT elected

Data Room:

Available on request

Legal Costs:

All parties to be responsible for their own legal costs

Viewings:

By appointment with the sole agent only

Contact:

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MISREPRESENTATION ACT 1967

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