



## End of terrace warehouse/ industrial unit

### 3 Maple Centre

Downmill Road, Bracknell, RG12 1QS

Industrial

**TO LET**

**3,000 to 5,000 sq ft**

(278.71 to 464.52 sq m)

- Good location in the centre of Bracknell's Industrial District
- Flexible warehouse accomodation
- Shared use of WC facilities
- Onsite parking

# 3 Maple Centre, Downmill Road, Bracknell, RG12 1QS

## Summary

<b>Available Size</b>	3,000 to 5,000 sq ft
<b>Rent</b>	£13 per sq ft
<b>Rates Payable</b>	£4.79 per sq ft This is based on the larger area of the whole (c. 7,000 sq.ft.)
<b>Rateable Value</b>	£65,546
<b>Service Charge</b>	To be confirmed
<b>EPC Rating</b>	C (56)

## Description

Unit 3 is a modern, end of terrace building warehouse and is available on flexible arrangement, either on a lease or license. There is onsite parking available and the use of shared WC facilities.

## Location

The Maple Centre is situated in the well established Western Commercial District of Bracknell, a short distance from the town centre. There is rapid access onto the A329(M) which joins the M4 at junction 10. The M3 is approximately 4 miles to the south via the A233 dual carriageway. Other Bracknell occupiers include John Lewis/Waitrose, Fujitsu, Panasonic, Honda and Dell. Trade Counter occupiers include Howdens, Wickes, Screwfix, Jewson, Travis Perkins and Tile Giant.

## Viewings

By arrangement with the agent.

## Terms

Available via a new license or A new effectively FRI lease for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

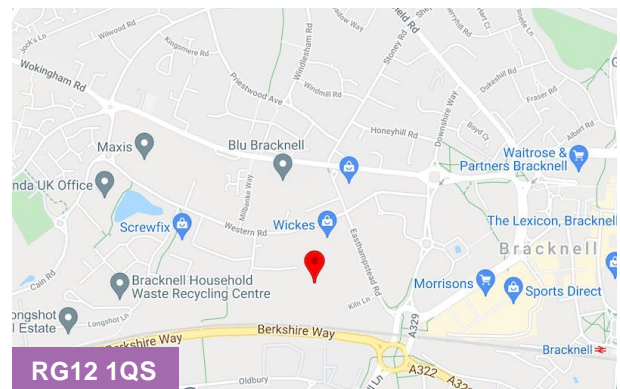
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Costs

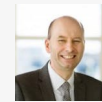
Each party will be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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