



Warehouse with generous parking, yard and forecourt

Unit 2

The Maple Centre, Downmill Road,
Bracknell, RG12 1QS

Industrial, Investment

FOR SALE

12,863 sq ft

(1,195.01 sq m)

- Attractive industrial investment with a lease to 2033
- 6.5m eaves & 8m to the apex
- Passenger lift
- Landlord mezzanine + further Tenant installed mezzanine
- Kitchen and WC facilities
- Ample outside space for container or other covered storage

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Summary

Available Size	12,863 sq ft
Price	Offers in excess of £2,900,000.00
Rates Payable	£4.82 per sq ft Payable from April 2023. Please check with the Local Authority.
Rateable Value	£121,000
Service Charge	N/A
Estate Charge	£5,643 per annum Based on the most recent quarter to June 2023
EPC Rating	C (59)

Description

Unit 2 is a mid-terrace industrial warehouse of steel portal frame construction, with offices on the ground and first floor. The warehouse has an electronically operated loading door, 3 phase electricity, 6.5m eaves and space for outside storage to the rear. There is a Landlord owned mezzanine which offers a further 1,049 sq ft of floor area. The offices benefit from suspended ceilings, LED lighting, gas central heating and double glazing throughout. There is a generous loading and turning area plus parking for 14 cars in the yard to the rear with a further 19 parking spaces at the front of the unit giving a total of 33 parking spaces.

Location

The Maple Centre is situated in the well established Western Business Area of Bracknell, a short distance from the town center. 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 Carrier. Trade Counter occupiers include Howdens, Wickes, Screwfix, Jewson, Travis Perkins and Tile Giant.

Accommodation

The accommodation comprises of the following, measured on a GIA basis

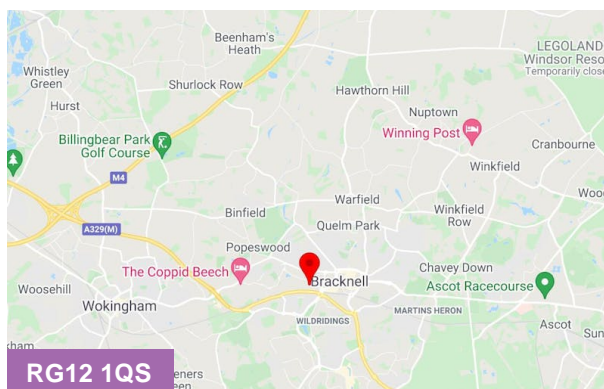
Name	sq ft	sq m
Ground - Warehouse	9,287	862.79
Ground - Office	1,788	166.11
1st - Office	1,788	166.11
Mezzanine - (Landlord)	1,042	96.80

Terms

Available to purchase as a Freehold investment, with the benefit of an essentially FRI 10 year lease to DLM Rigging Ltd (previously DLM Event Services Ltd) to 23rd March 2033. After an initial half rent period for fit out the passing rent will be £175,000pa exclusive with an upward only rent review to market value on 24th March 2028.

VAT

All figures quoted are exclusive of VAT, but this will not be chargeable in the event of an investment sale as a TOGC. Subject to all necessary compliance.



Viewing & Further Information



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