



TO LET

Unit 3 Ellesfield
Trade Park,
Ellesfield Avenue,
Bracknell RG12 8HH

4,566 sq ft / 424.20 sq m

- Clear height 10.44m and apex 11.32m
- First floor offices
- 7 parking spaces
- Electric roller shutter door (4.5m High x 4m Wide)
- Excellent access to A329 and Bracknell town centre
- Suitable for a range of uses within B1c, B2 & B8 consents

Description

Ellesfield Trade Centre is a modern, high quality development comprising 4 warehouse/industrial units which are constructed in 2020 with a steel portal frame and includes fitted first floor offices.

The property has planning consent for Classes B1c, B2 and B8 uses and benefits from the following amenities:

- 7 marked parking spaces
- Two electric charging points
- Clear height of 10.44m (up to an Apex of 11.32m)
- Electric loading door
- Accessible WC
- Three phase power
- Mains gas connection
- PV roof panels
- Offices with suspended ceilings, LED lighting and air-conditioning

Location

Ellesfield Trade Centre is located on the well-established Southern Industrial area and is prominently positioned fronting onto Ellesfield Avenue and Mill Lane, close to Bracknell town centre and railway station.

Accommodation

The unit provides the following approximate gross external areas:

Ground	3,381 sq ft (314.11 sq m)
First floor offices	1,185 sq ft (110.09 sq m)
Total	4,566 sq ft (424.20 sq m)

Due Diligence

Any interested party will be required to provide company information to comply with anti money laundering legislation.

Terms

Available to let by way of new lease on terms to be agreed.

Rent

£91,320 per annum Exclusive.

Rates

Interested parties will be responsible for making their own enquiries and payment of any applicable bills.

Service Charge

Estimated at £0.60 per sq ft.

EPC

A-23 Rating

Legal Costs

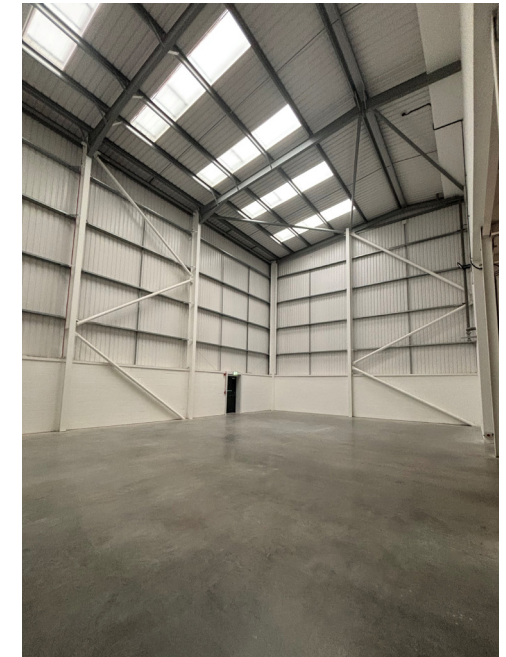
Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Viewings

For further information or to arrange viewing, please contact Carter Jonas on 020 7518 3338 or joint agents Page Hardy Harris on 01344 311344.



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Carter Jonas