



## Warehouse/Industrial Unit on a well established Estate

### Unit 12

Bilton Industrial Estate, Bracknell, RG12 8YT

### Industrial TO LET

**3,407 sq ft**  
(316.52 sq m)

- Newly Refurbished
- Well proportioned Warehouse and Office with WCs
- 3 Phase Electricity
- Excellent access to M4, M3, Heathrow, London and South West
- c. 4.5m High Roller Shutter Door

# Unit 12, Bilton Industrial Estate, Bracknell, RG12 8YT

## Summary

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Available Size | 3,407 sq ft                                                            |
| Rent           | £17.50 per sq ft                                                       |
| Rates Payable  | £17,928 per annum<br>approx, from April 2026.                          |
| Rateable Value | £41,500                                                                |
| Service Charge | £2,112.76 per annum<br>Figure for 2026. Plus £1,014 pax for insurance. |
| EPC Rating     | C (56)                                                                 |

## Description

This mid terrace unit is constructed with a steel portal frame and externally faced with modern horizontal cladding within a pitched roof. Loading is via a large electric sectional door. There is ample room for parking and loading to the front of the unit and the unit uniquely benefits from an enclosed external area to the rear.

The roller shutter door dimensions are 4.46m high with a width of 3.49m.

The property has recently been refurbished but will present warehouse, open plan office, kitchenette provision and male & female WCs.

## Location

The Bilton Estate is situated off Lovelace Road in the Southern Business Area of Bracknell. The estate benefits from direct access onto the A329 (M) and Junction 10 of the M4, which is approximately 3 miles away. Equally, access to Junction 3 of the M3 is readily available via the A322 dual carriageway, being approximately 6 miles away. Heathrow, London and the South West are easily accessible.

## Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m   |
|--------|-------|--------|
| Ground | 3,407 | 316.52 |

## Viewings

Strictly by appointment with the Sole Agents Page Hardy Harris

## Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

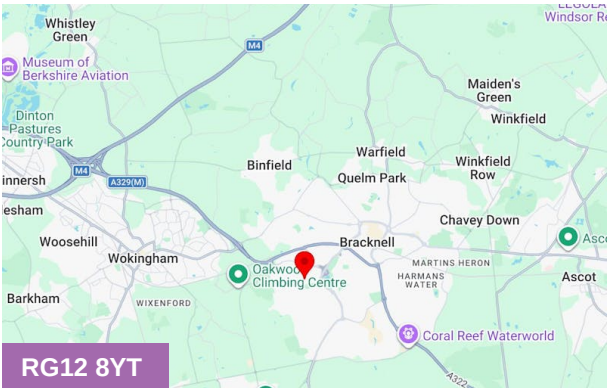
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for paying their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which will be payable.



## Viewing & Further Information



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