

TO LET



RETAIL UNIT, JOHN NIKE WAY

Binfield Bracknell Berkshire RG12 8TN

TYPE	RETAIL UNIT
TENURE	LEASEHOLD
SIZE	2,494 SQ FT (231.72 SQ M)

KEY POINTS

- > Rarely available retail showroom unit
- > Prominent roadside location
- > Good car parking and display forecourt
- > 360-degree site circulation
- > Potentially attractive to a range of uses
- > Available from February 2027

Location

The property is located on the north side of John Nike Way, just off the B3408 London Road, opposite the Coppid Beech Hotel, adjacent to the Shell Petrol Station around two miles to the west of Bracknell and within a short drive of the A329(M).

what3words ///privately.comb.option

Description

A prominent and rarely available retail unit, with excellent road frontage and generous car parking. There are 10 parking spaces to the rear of the property and 6 parking spaces in the forecourt area fronting John Nike Way. A Budgens is located within the Shell Station and a restaurant, bar and gym are located within the Coppid Beech Hotel.

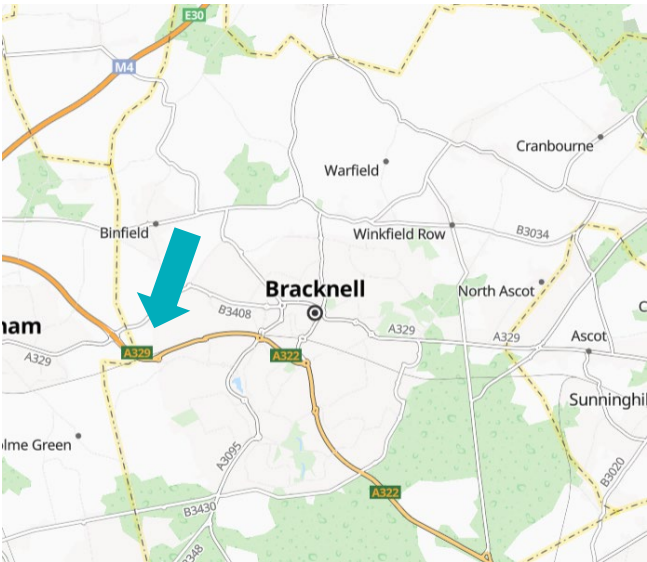
Specification

- Detached, stand alone unit
- Prominent roadside location
- Up to 16 parking spaces across site
- Large glazed frontage
- Double entrance doors
- Drop down security bollards to forecourt
- 0.25 acre site
- Internal height of approx. 3.5m from floor slab
- Air conditioning
- Kitchen
- DDA compliant WC

Accommodation

We understand the Gross Internal Area (GIA) is as follows:

Floor	sq ft	sq m
Ground Floor	2,494	231.72
Total	2,494	231.72



Terms

Available from February 2027 on a new FRI lease for a term to be agreed and contracted outside the Landlord & Tenant Act. Rent on application.

Energy Performance Asset Rating

EPC Rating: B:48

Business Rates

Rateable Value £50,500

Legal Costs / VAT

Each party to bear their own legal costs. Prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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Floor Plan

