

# WEST POINT BRACKNELL



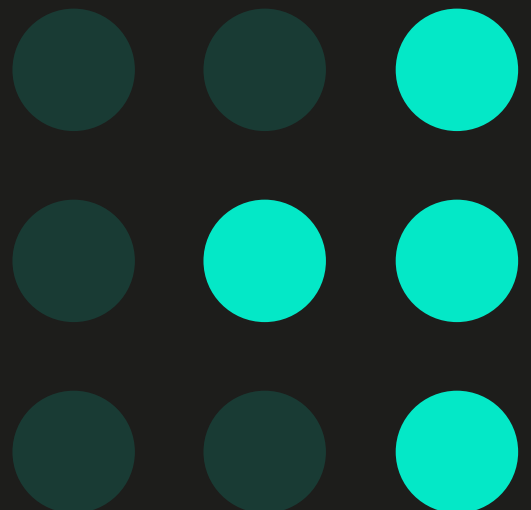
**A BRAND NEW SPECULATIVE INDUSTRIAL/  
WAREHOUSE DEVELOPMENT - TO LET**

AVAILABLE Q1 2020

9,322 TO 43,777 SQ FT

**WESTERN ROAD - RG12 1RF**

**WESTPOINTBRACKNELL.COM**

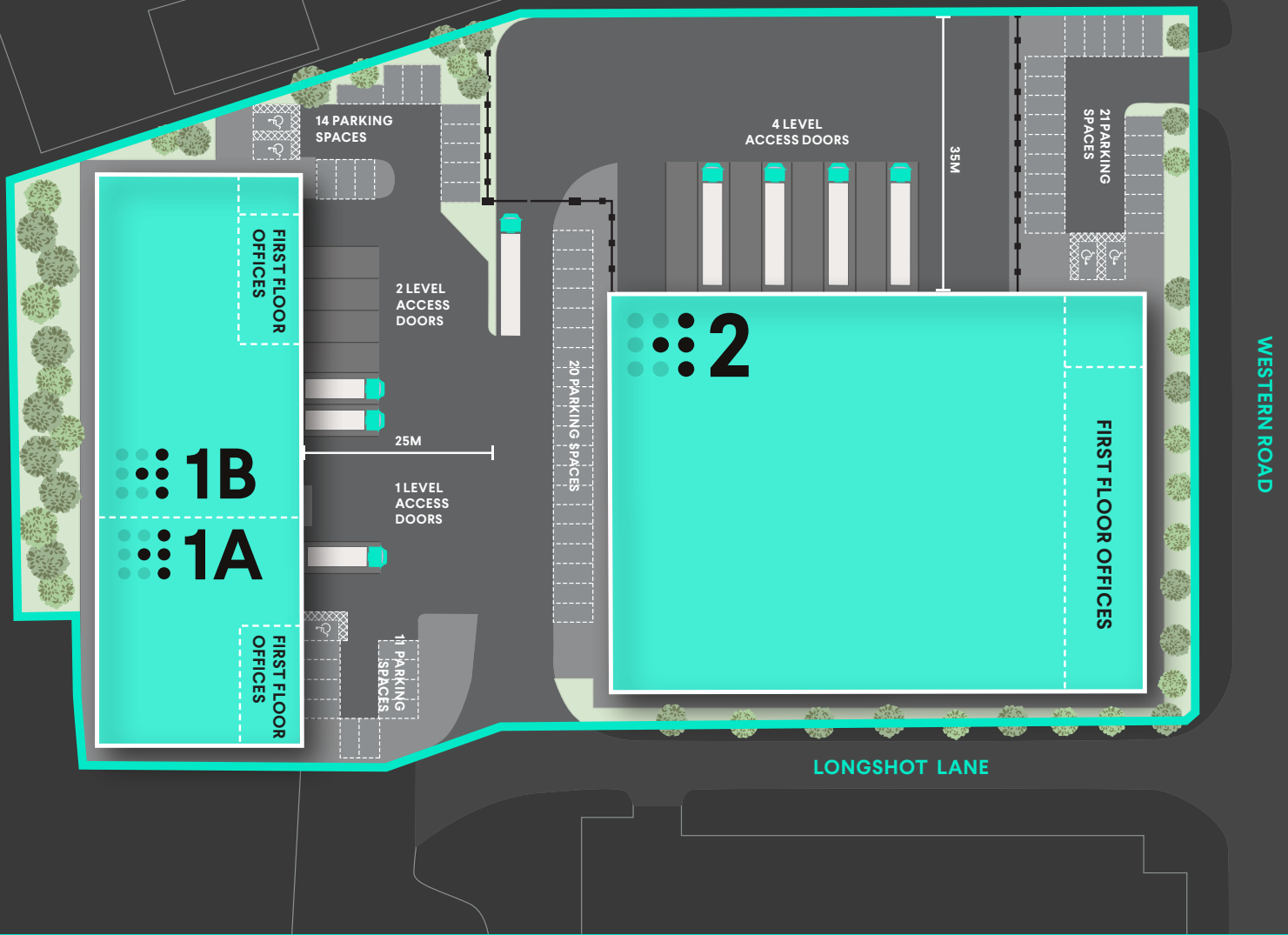


# EXCEPTIONAL INDUSTRIAL / WAREHOUSE OPPORTUNITY

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WEST POINT IS A NEW DEVELOPMENT OF THREE HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS FROM 9,322 TO 43,777 SQ FT. WITH THE OPTION TO COMBINE UNITS 1A&B TO CREATE A SINGLE SELF CONTAINED UNIT OF 23,724 SQ FT.





## UNIT 1A

GEA	sq ft	sq m
Warehouse	8,009	744
First floor	1,313	122
<b>Total</b>	<b>9,322</b>	<b>866</b>

## UNIT 1B

GEA	sq ft	sq m
Warehouse	12,421	1,154
First floor	1,981	184
<b>Total</b>	<b>14,402</b>	<b>1,338</b>

## UNIT 2

GEA	sq ft	sq m
Warehouse	37,900	3,521
First floor	5,877	546
<b>Total</b>	<b>43,777</b>	<b>4,067</b>

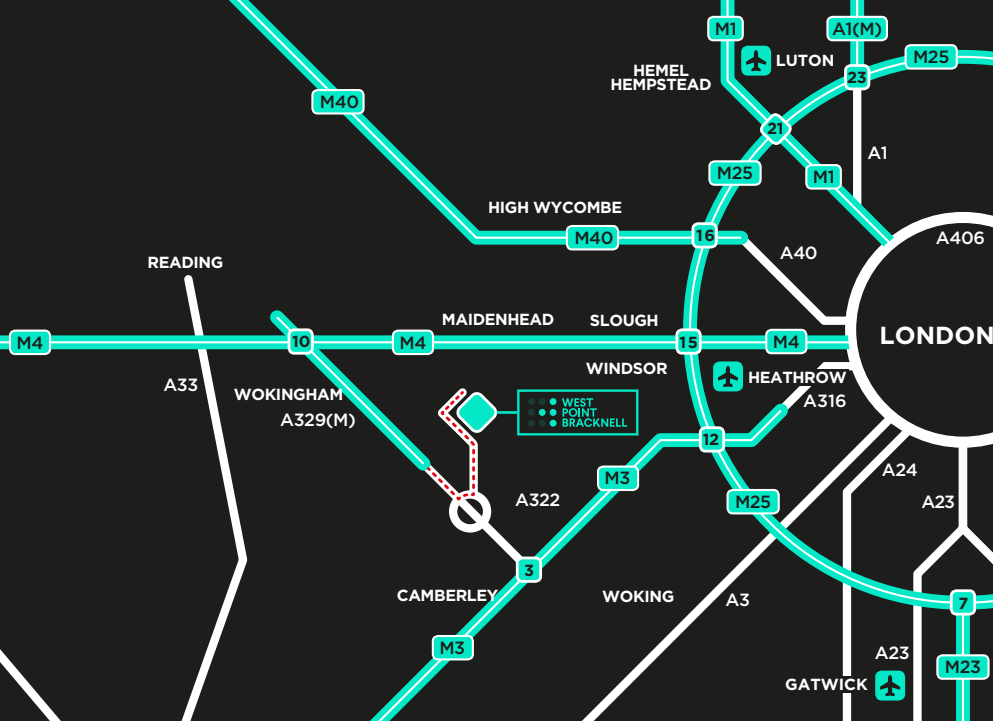
# UNIT SPECIFICATION

- 1 LEVEL LOADING DOOR
- 11 CAR PARKING SPACES
- 7.2M CLEAR HEIGHT
- 25M YARD DEPTH
- FULLY FITTED OFFICES WITH VRF COOLING AND HEATING
- TARGETING BREEAM RATING VERY GOOD

- 2 LEVEL LOADING DOORS
- 14 CAR PARKING SPACES
- 7.2M CLEAR HEIGHT
- 25M YARD DEPTH
- FULLY FITTED OFFICES WITH VRF COOLING AND HEATING
- TARGETING BREEAM RATING VERY GOOD

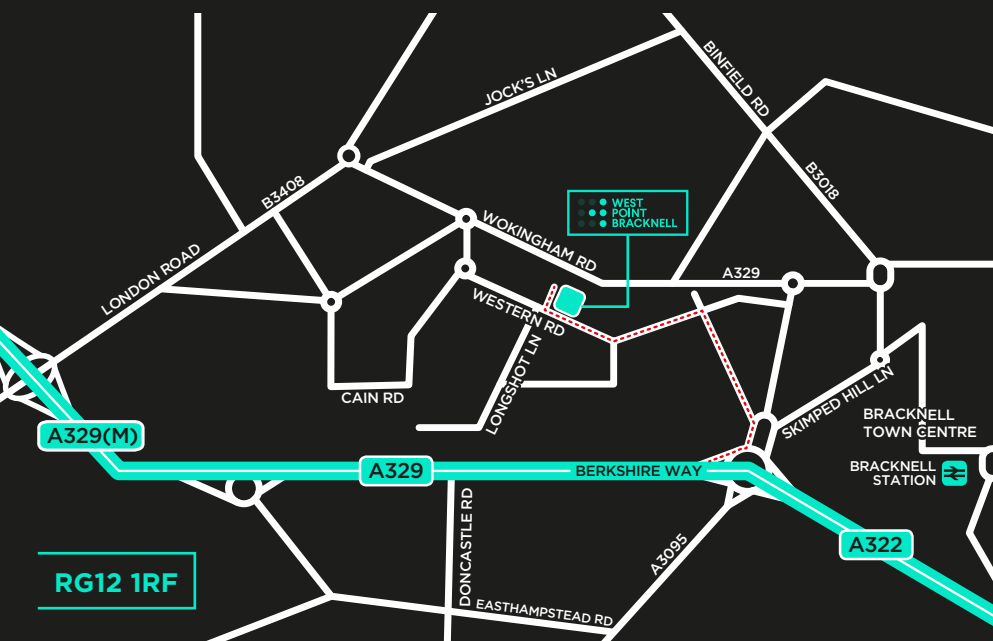
- 4 LEVEL LOADING DOORS
- 41 CAR PARKING SPACES
- 10M CLEAR HEIGHT
- FULLY FITTED OFFICES WITH VRF COOLING AND HEATING
- SECURE 35M YARD
- PROMINENCE TO WESTERN ROAD
- TARGETING BREEAM RATING VERY GOOD





## LOCATION

Prominently located fronting Western Road in the Western Industrial Area. Within 1.6 miles of the A329(M) which gives direct access to J10/M4 approximately 4.4 miles to the north. Bracknell railway station is 1.1 miles to the east with regular services to Reading, Paddington and Waterloo. Nearby industrial occupiers include John Guest, Vodafone, Waitrose, NEP Visions and Traxx Tyres.



## COMMUNICATIONS

A329(M)	•	1.6 miles
M4, Junction 10	•	4.4 miles
M3, Junction 3	•	6.5 miles
Bracknell Town Centre	•	0.5 miles
Heathrow	•	20.5 miles
Central London	•	40 miles
Southampton	•	53 miles

Source: Google Maps



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