

TO LET 20,552 SQ FT, 1,909 SQ M THAMES VALLEY CONNECT

WESTERN ROAD, BRACKNELL, RG12 1QP

MODERN WAREHOUSE UNIT



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LOGISTICS



THE PROPERTY

Unit 2 is a semi-detached modern industrial / warehouse unit of steel portal frame construction.

The property has undergone two comprehensive refurbishment programs in 2023 and 2026, completed to a high standard, including works to the roof. The warehouse is fitted with energy efficient LED lighting. The landlord holds guarantees which can be made available to the tenant if required.

Facilities also include air conditioned offices over two floors and a secure 23m x 31m yard with separate car park.



**UNIT 2, THAMES VALLEY CONNECT
WESTERN ROAD, BRACKNELL**



**3 x 5.4m
electric level
access loading
doors**



**Three phase
power**



**Air
conditioned
offices**



**8.3m
minimum
eaves height**



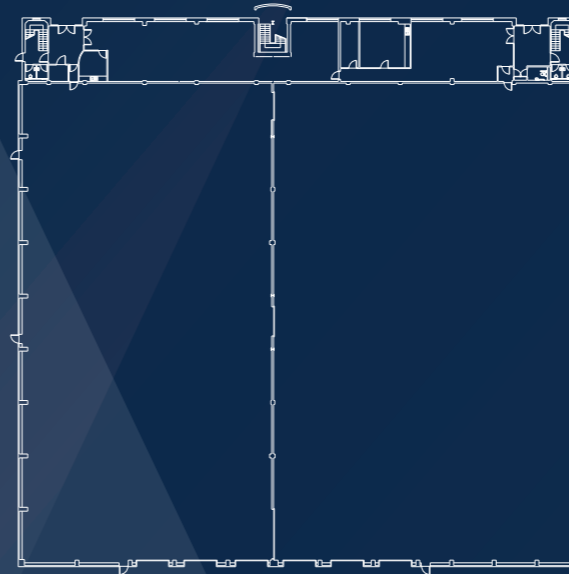
**Separate car
park with EV
charging**



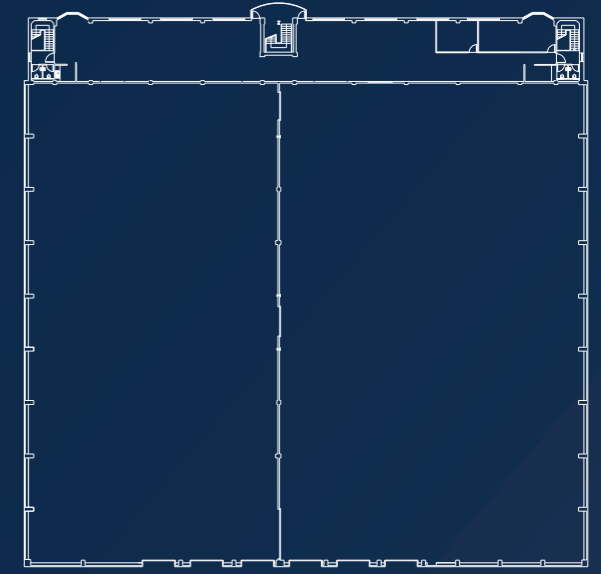
**23m x 31m
secure
yard**

FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



EPC RATED - B

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
Ground Floor Office & Reception	2,117	196.7
Warehouse	16,321	1,516
First Floor Office	2,114	196
Total	20,522	1,909



02



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03



THE LOCATION

Bracknell Forest stands out as one of the UK's premier business destinations, strategically located at the heart of the Thames Valley – often referred to as the nation's 'Silicon Valley'. Direct access is obtained to the M4 at Junction 10 via the A329(M) and the M3 at Junction 3 via the A322. Both links provide excellent access to the M25 and the entire motorway network.

Thames Valley Connect is situated on Western Road, a 10 minute walk from the town centre and Bracknell Railway station. Heathrow Airport is 17 miles north east.

DRIVE TIMES

M4 Junction 10	5 Miles	8 Mins	Heathrow	17 Miles	26 Mins
M3 Junction 3	7 Miles	13 Mins	Gatwick	45 Miles	60 Mins
M25 Junction 2	20 Miles	30 Mins	Luton	55 Miles	70 Mins
M40 Junction 1A	21 Miles	30 Mins	Stanstead	83 Miles	100 Mins
Bracknell Centre	0.5 Miles	1 Min	Tilbury Docks	55 Miles	80 Mins
Wokingham	4 Miles	12 Mins	Southampton Docks	61 Miles	85 Mins
Reading	11 Miles	22 Mins	Portsmouth	70 Miles	90 Mins
Slough	18 Miles	28 Mins			
Central London	30 Miles	55 Mins			

DEMOGRAPHICS



81% EMPLOYMENT RATE
*nomisweb.co.uk



35.5% POPULATION ARE GRADUATES
*bracknellforest.gov.uk



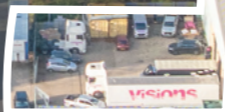
5% COMMERCIAL VACANCY RATES
*statista.com



WELL POSITIONED



UNIT 2, THAMES VALLEY CONNECT



WESTERN ROAD

BRACKNELL

ANTI-MONEY LAUNDERING

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

RATEABLE VALUE

(2025/26) £290,000.

TERMS

Available by way of a new lease with the landlord on terms to be agreed. Rent on application.

LEGAL COSTS/VAT

Each party to pay their own legal costs. We understand the property is elected for VAT.

EPC

Targeting EPC A.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Mis-descriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be constituted as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2026.

Brochure by  virtualoom

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