

52,097 SQ FT BRAND NEW  
SUSTAINABLE WAREHOUSE

AVAILABLE  
Q4 2024

# ECO 52

BRACKNELL | RG12 8TN

///FLASH.WISELY.WIRE

# HIGHLY SUSTAINABLE LOGISTICS

ECO 52 is a high-performing Carbon Net Zero warehouse in a prime logistics location.

The development comprises a self-contained warehouse unit with ancillary office space, totalling 52,097 sq ft and a very generous self-contained loading yard.

The development utilises the latest 'green' technologies and is designed to achieve BREEAM EXCELLENT and EPC A+ ratings.



WAREHOUSE EXTERIOR CGI

# HIGHLY SPECIFIED

State-of-the-art 52,097 sq ft detached warehouse featuring 7,847 sq ft of Grade A office space, secure yard and generous parking provision.

-  3.78 acre site & 31% site cover
-  69 car parking spaces
-  3 x dock level loading doors
-  2 x level access loading doors
-  520kVA power supply
-  50kN/m2 floor loading
-  Fresh air supply via heat recovery and extract ventilation
-  10m clear internal height
-  VRF/VRV heating and cooling
-  8 person passenger lift



Site plan not to scale.  
For indicative purposes only.

# GREENER LOGISTICS

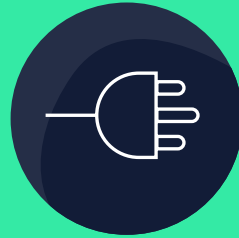
ECO52 is committed to making the change for a greener future by delivering energy savings, carbon reduction and creating a working environment to promote the wellbeing of its occupiers.



Targeting EPC A+



Targeting BREEAM Excellent



EV car charging



Constructed using recycled materials where possible



Green landscaping & living roof



Pedestrian & cycle links



Cycle parking shelters



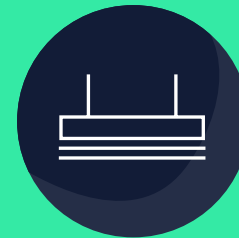
Photovoltaic panels



Acoustic fencing



High performance insulation



LED lighting



Rainwater harvesting

THE SPACE

# THINK BIG



WAREHOUSE EXTERIOR CGI

# FLOOR PLANS

Floor	Use	Sq Ft	Sq M
First	Office	7,847	729
Ground	Warehouse	44,250	4,111
<b>Total</b>		<b>52,097</b>	<b>4,840</b>

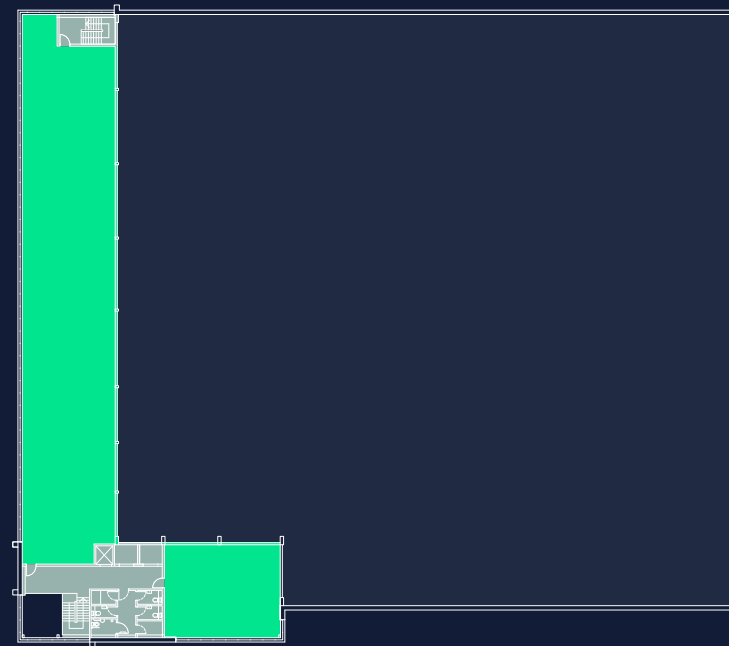
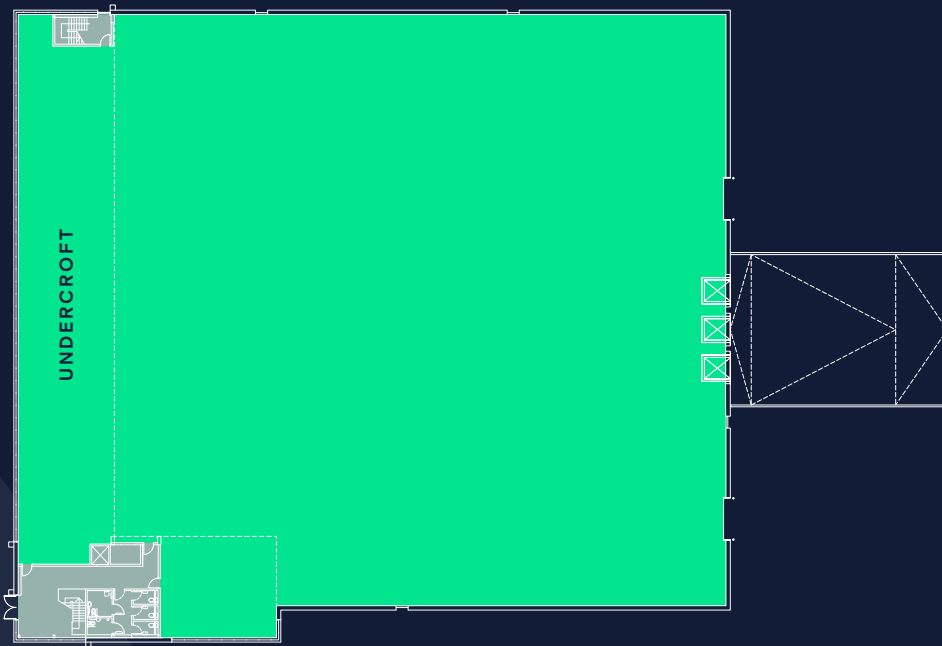
Core ●  
 Floorspace ●



Measurements are GEA

GROUND FLOOR - WAREHOUSE  
 44,250 SQ FT - 4,111 SQ M

FIRST FLOOR - OFFICE  
 7,847 SQ FT - 729 SQ M



Plans not to scale. For indicative purposes only.

# WHY BRACKNELL

Located in the heart of the Thames Valley, Bracknell is a great place for business.

Along with a skilled workforce and excellent connectivity it offers a vibrant town centre, accessible housing and beautiful green spaces.

The brand new town centre has seen the Lexicon become a regional destination, with more than 85 shops and restaurants.



81,500

Working age population in Bracknell – higher than the national average.



2,650

Employee jobs are in manufacturing, transport and storage.



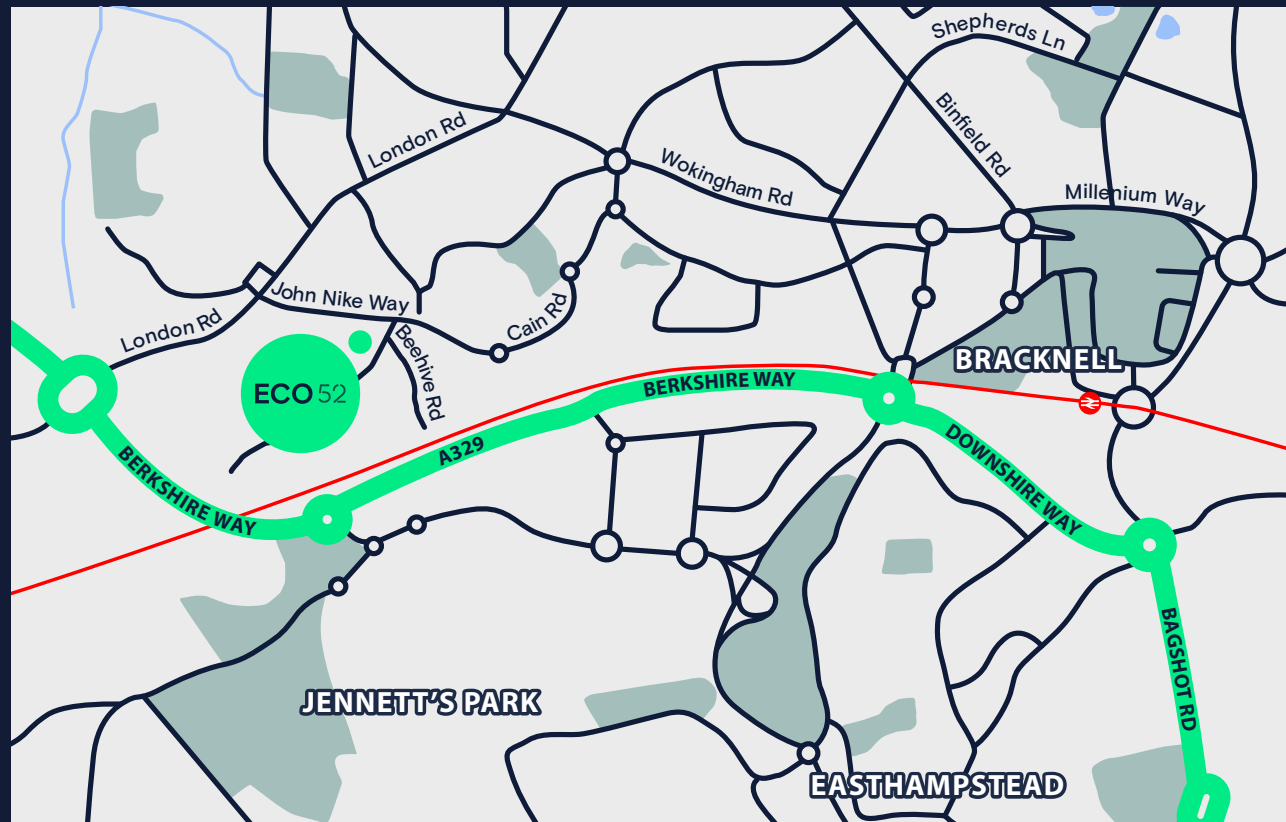
750M

Has been invested in Bracknell Forest over the last decade.



50M

People can be reached in a 4.5 hour drive time.



# A STRATEGIC LOCATION

ECO 52 is strategically located on the A329(M), linking Bracknell to Reading as well as the M4 (J10) and M3 (J3) for easy access to both local and national markets.

London Heathrow airport can be reached in less than 30 minutes, while Bracknell station offers a direct connection to London Waterloo.

## Local occupiers

Waitrose

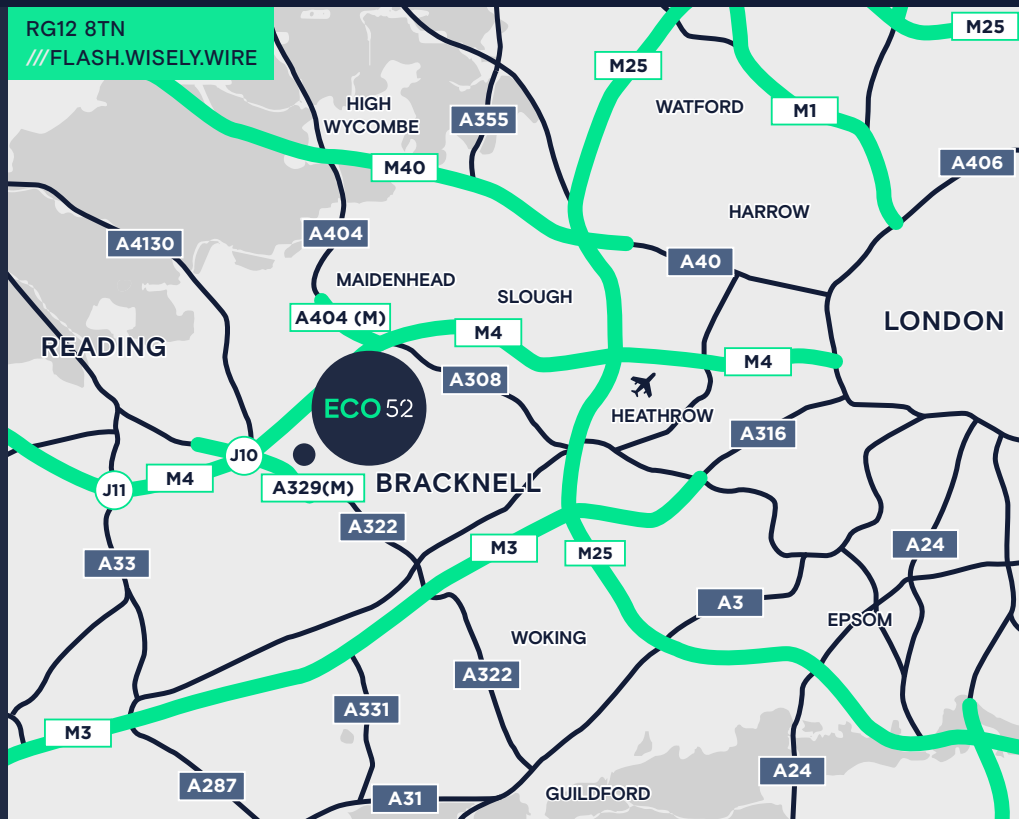
GXO

amazon

Boehringer Ingelheim

DALER ROWNEY

BOND



## Drive Times



A329(M)  
0.6 miles

02  
mins

M4 (J10)  
3.4 miles

05  
mins

Bracknell  
Town Centre  
2.3 miles

06  
mins

M3 (J3)  
8.1 miles

14  
mins

Reading  
10.4 miles

16  
mins

M25 (J15)  
22 miles

24  
mins

Heathrow  
24 miles

28  
mins

Central London  
39.2 miles

65  
mins

Drive times in minutes.  
Source: Google Maps.



# FURTHER INFORMATION

A Development By:

Barwood.

**BRIDGES**  
Fund Management

ECC52BRACKNELL.COM

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## VIEWINGS

Strictly through the sole  
letting agents:

**WILL MERRETT-CLARKE**

[william.merrett-clarke@hollishockley.co.uk](mailto:william.merrett-clarke@hollishockley.co.uk)  
07774 269 443

**FREDDIE CHANDLER**

[freddie.chandler@hollishockley.co.uk](mailto:freddie.chandler@hollishockley.co.uk)  
07935 769 627

**PHILIP HUNTER**

[philip@hatch-re.com](mailto:philip@hatch-re.com)  
07752 140 927

## TERMS

Upon application.

**HOLLIS  
HOCKLEY**

**hatch**  
real estate

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2024.

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