

52,097 SQ FT BRAND NEW
SUSTAINABLE WAREHOUSE

AVAILABLE
AUGUST 2025

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

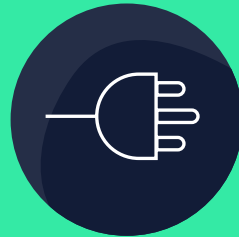
ECO52 is committed to making the change for a greener future by delivering energy savings, carbon reduction and creating a working environment to promote the wellbeing of its occupiers.



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



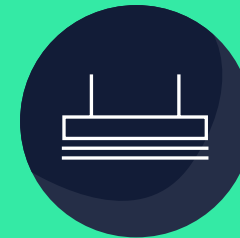
Photovoltaic panels



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 |
| Total | | 52,097 | 4,840 |

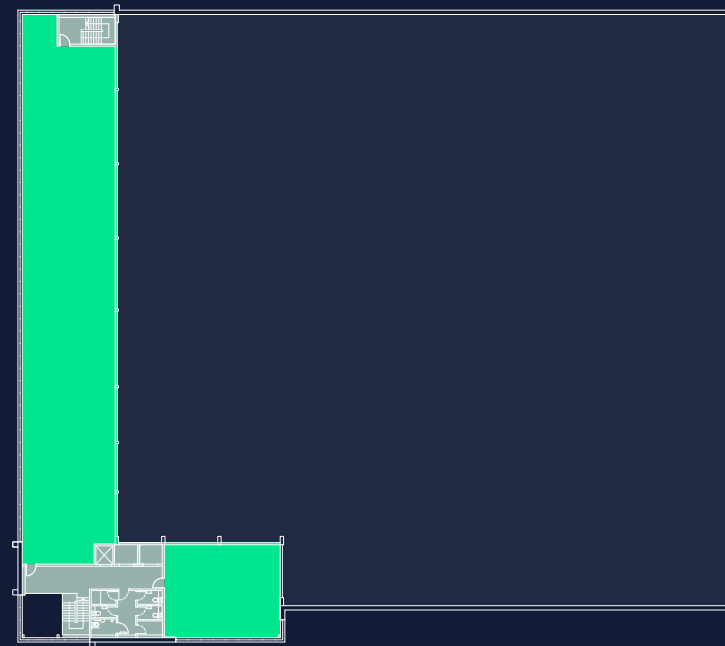
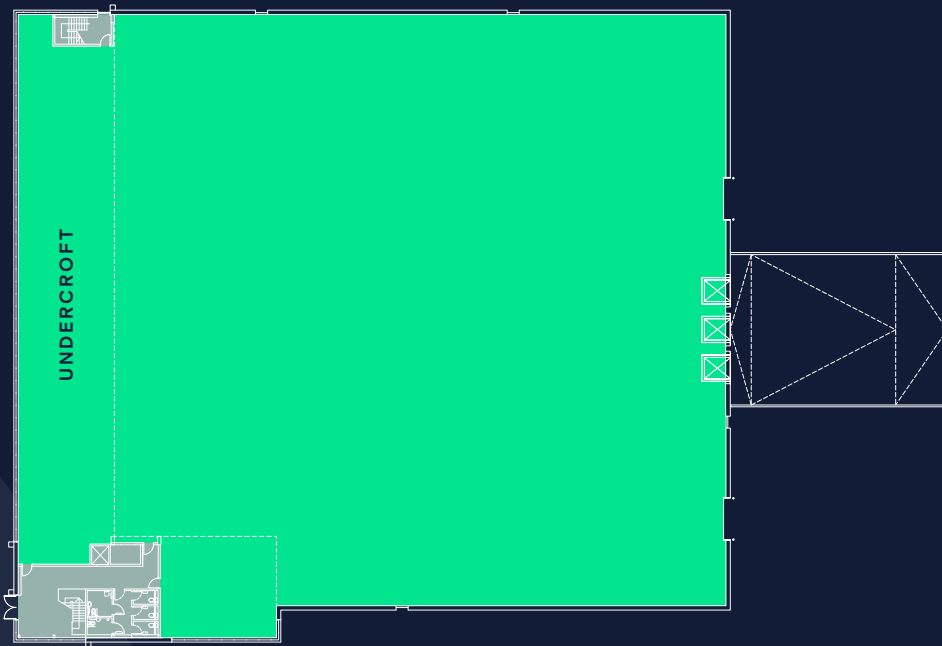
Core ●
Floorspace ●



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.



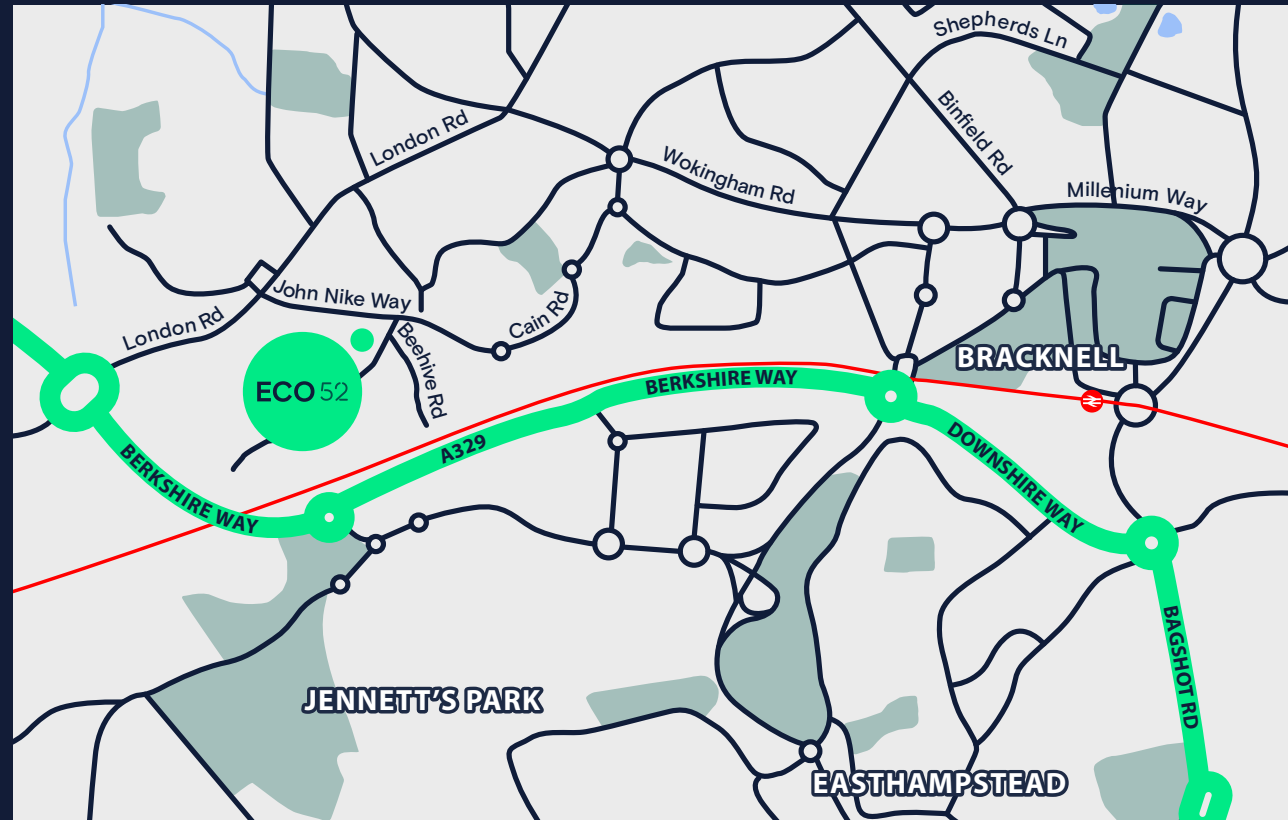
750M

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

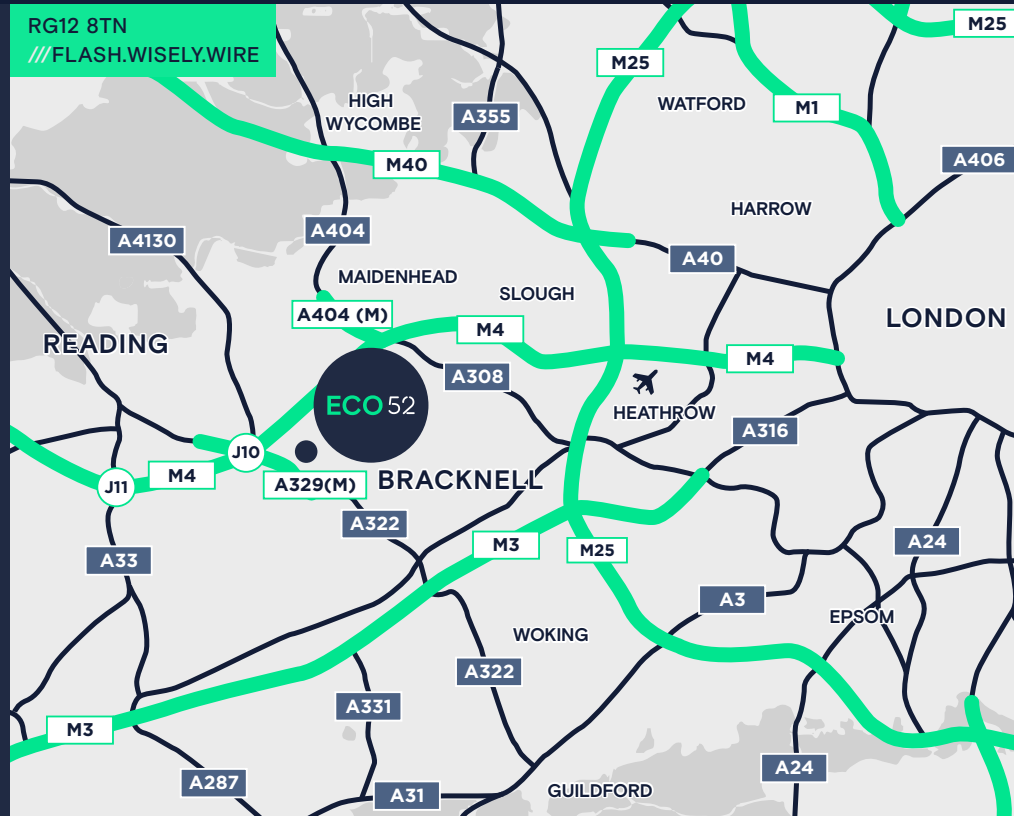
GXO

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
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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. December 2024.

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