



Logistics City Bracknell

TO LET

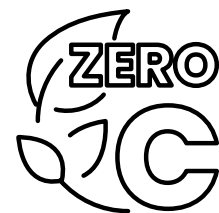
Longshot Lane, Bracknell RG12 1WB [///focus.bonus.winner](https://focus.bonus.winner)

- New high specification logistics unit
- Available Now
- 104,339 sq ft
- A Net Zero Carbon development
- Grade A First Floor Offices



**A Net Zero Carbon
development**

BREEAM[®]
OUTSTANDING



Masterplan

Accommodation Schedule

GF & Warehouse	94,393 sq ft	8,769 sq m
First Floor Office	9,946 sq ft	924 sq m
Total	104,339 sq ft	9,693 sq m

Approx. GEA areas.



Specification

104,339 sq ft

Logistics City Bracknell offers a quality flexible industrial/warehouse unit, built with sustainability in mind and finished to a high standard. With electric loading doors, an impressive floor loading capacity and grade A fitted offices, our unit is built for your business.

Grade A offices

With comfort
cooling as
standard

Terms

The unit is available to lease on a fully repairing and insuring basis. Rents and further information are available on request.



Sustainability

A high standard specification, technology for a Net Zero Carbon (NZC) development to prioritise energy efficiency and reduce operating costs.



Achieved BREEAM
Rating Outstanding



Achieved EPC
Rating A+



Air-source
heat pump



Sustainable
construction materials



10% Warehouse
and roof lights



Electric vehicle
charging



Airtightness
keeping
warmth in



Landscaped
employee breakout
spaces



Highly efficient
building,
reducing costs

Built for efficiency

Reducing
environmental
impact



Logistics City
Bracknell

M3 J3
14 mins

M4 J10
8 mins



Excellent access to both the M3, M4, and M25 motorways, LC Bracknell provides superb access to the London, South Coast and South East Markets

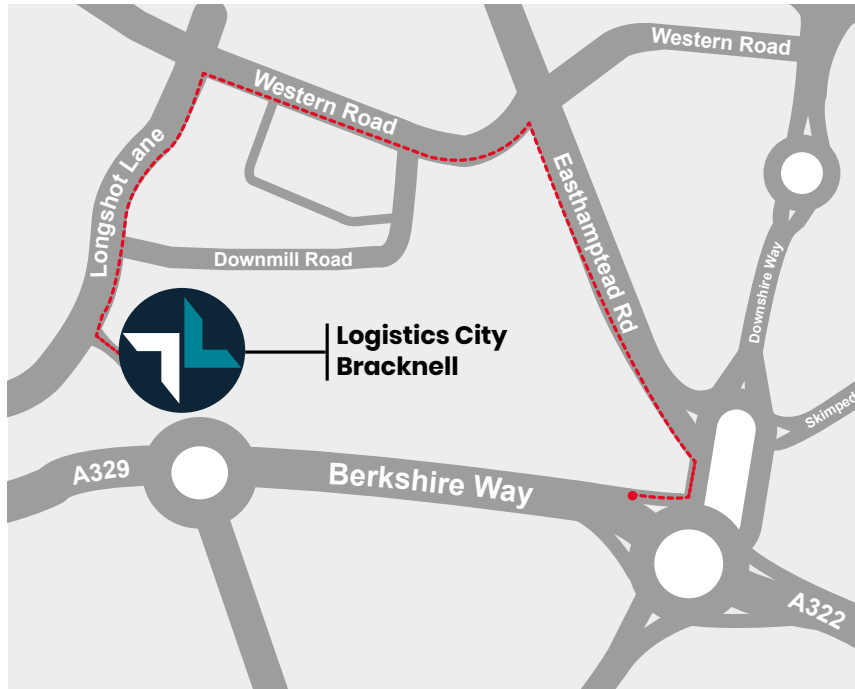
Benefitting from an established industrial location with strong public transport links and amenities, LC Bracknell is less than 2 miles from the centre of Bracknell. From there national rail links take you to London in less than 1 hour.

- Grade A warehouse opportunity
- Positioned to serve the South Coast, South East and London Markets
- 104,339 sq ft
- Heathrow Airport 30 minutes away
- Proven location with public transport links and amenities
- Spec build ready to occupy now
- A Net Zero Carbon development and achieved BREEAM Outstanding

Only 6 miles to junction 3 of the M3 and 5 miles to junction 10 of the M4.

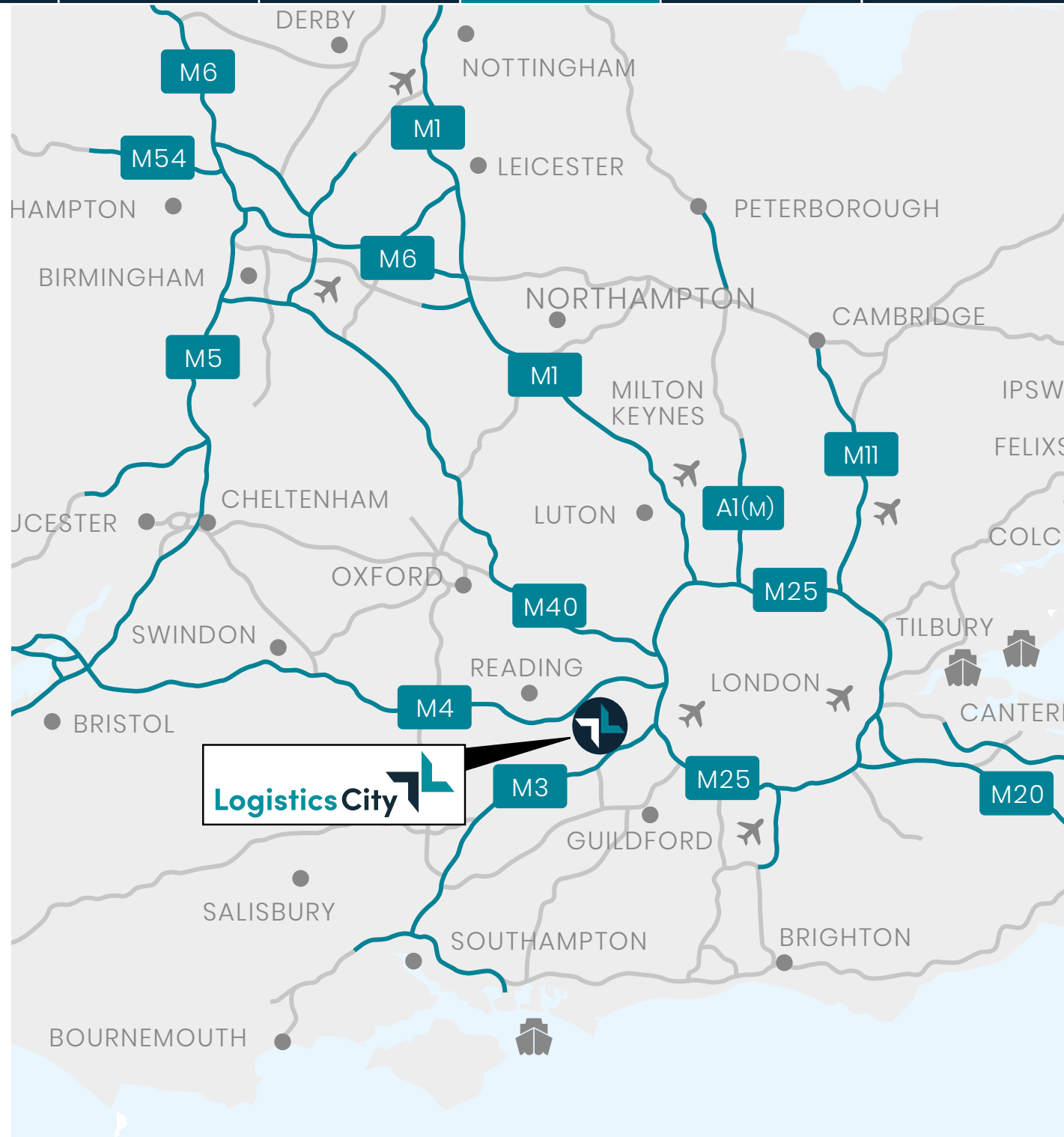


Location



**Logistics City,
Longshot Lane,
Bracknell, RG12 1WB**

what3words
focus.bonus.winner



Travel Distances

HGV (Drive times)

Destination	Miles	Time
M4 Jct 10	5	10 mins
M3 Jct 3	7	22 mins
M25 Jct 15	24	28 mins
Reading	14	28 mins
Southampton	55	1 hr 11 mins
Central London	38	1 hr 36 mins
Birmingham	117	2 hrs 3 mins

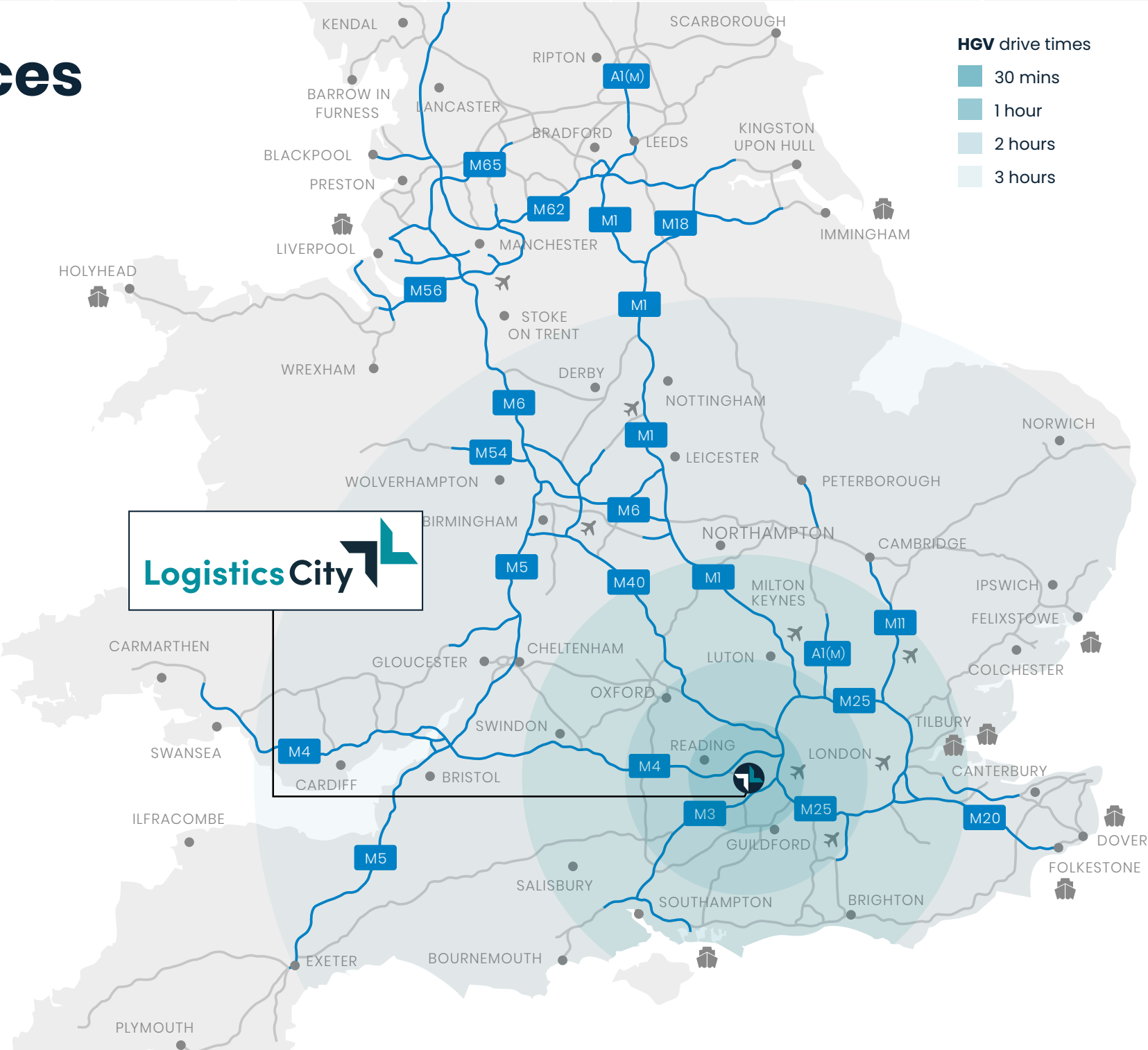
Ports (by HGV)

Southampton	61	1 hr 14 mins
Tilbury	90	1 hr 33 mins
London Gateway	92	1 hr 40 mins
Bristol	94	1 hr 36 mins
Dover	109	2 hrs 14 mins

Airports (by HGV)

Heathrow	20	28 mins
Gatwick	46	1 hr 1 min
Luton	55	1 hr 1 min

*All figures are approximate values based off Google maps and may include tolls and restricted roads. Figures based off the fastest route suggested.



Percentage of workforce in Warehousing

3.0%	30 mins
1.7%	60 mins
1.9%	4 hours

Percentage of workforce in Postal & Courier

1.3%	30 mins
0.8%	60 mins
0.9%	4 hours

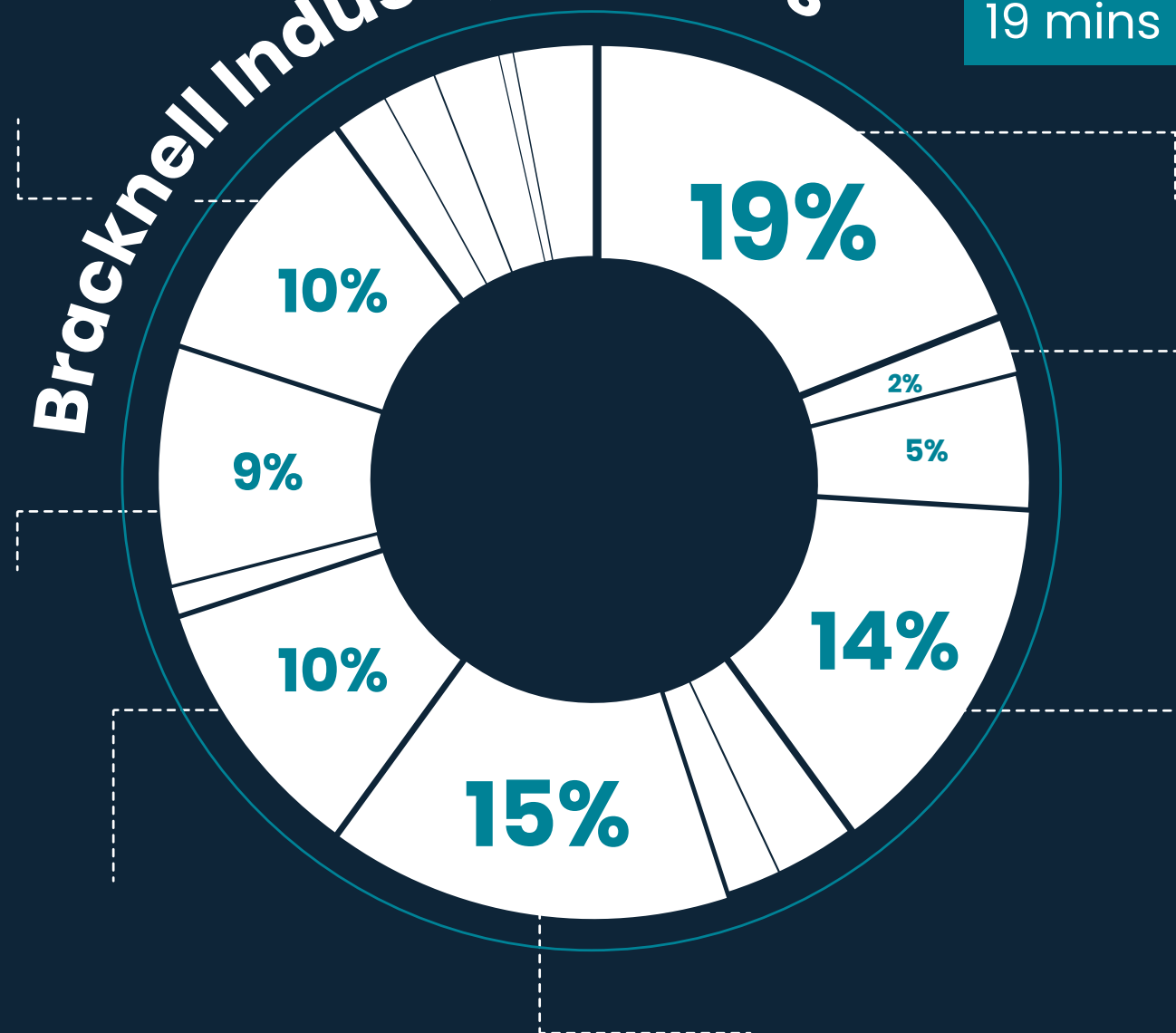
Population Coverage

1,472,363	30 mins
9,463,864	60 mins
57,996,143	4 hours

Average Worker Drivetime

19 mins

Bracknell Industry Sectors



Agents

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed and nor do they form part of any contract or warranty. All dimensions, distances and floor areas are approximate and are given for guidance purposes only (September 2024).

Logistics City

tradeandlogistics.co.uk

KIER
A Kier Property development