

Logistics City

Logistics City Bracknell

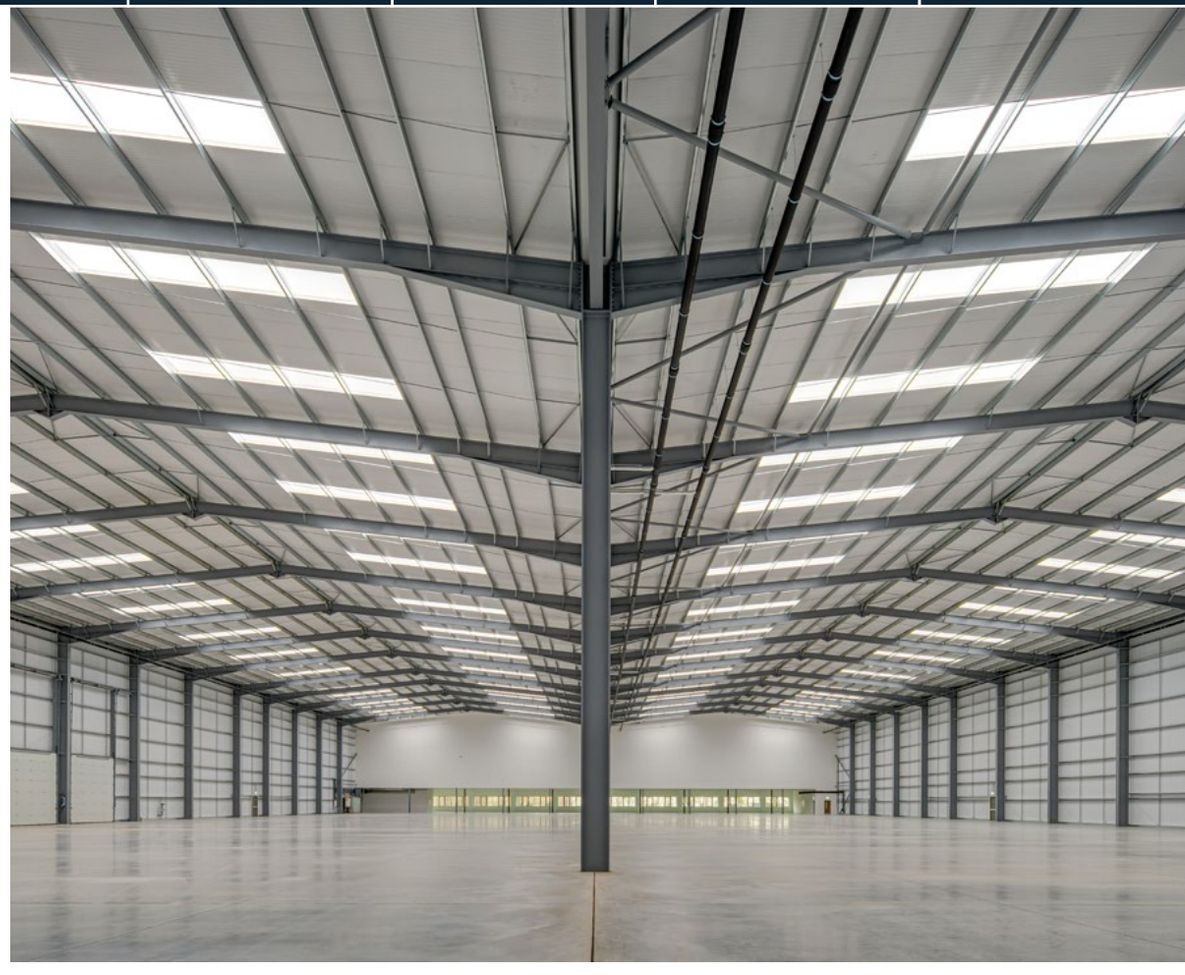
TO LET

Longshot Lane, Bracknell RG12 1WB ///focus.bonus.winner

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

KIER





A Net Zero Carbon development

BREEAM® OUTSTANDING

ZERO C

Masterplan

Accommodation Schedule

Approx. GEA areas.

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**

Pallet Spaces

WA (Wide Aisle) Pallets: 8,260 pallets
VNA (Very Narrow Aisle) Pallets: 11,956 pallets

Click here for: Racking Plan WA | Racking Plan VNA | Office Layout

10 dock loading doors (2 Euro)

2 level loading doors

Total site 5.15 acres

12m clear height

Up to 86m yard depth

140 car parking spaces





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.

- 10 dock loading doors (2 Euro)
- 2 level loading doors
- 12m clear height
- Grade A fitted offices
- Floor loading 50kN sq m
- Up to 86m yard depth
- 140 car parking spaces
- 14 EV charging points
- Efficient MEP system
- Staff shower facilities
- 850 kVa power



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+

Built to Net Zero Carbon Standards

High efficiency LED lighting

Air-source heat pump

Sustainable construction materials

10% Warehouse and roof lights

Cycle storage

Electric vehicle charging

Airtightness keeping warmth in

Landscaped employee breakout spaces

Highly efficient building, reducing costs

Solar PV Array on the roof

An array of 202 m²
saves £3,824
per annum

Future-Proof against rising energy prices

32%
lower energy use than a typical new-build warehouse

Lower operational costs



Built for efficiency

Reducing environmental impact




Logistics City
Bracknell
Carrier Rental Systems
Wickes
Homebase
NEP UK
Royal Mail
Screwfix
Waitrose Campus
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

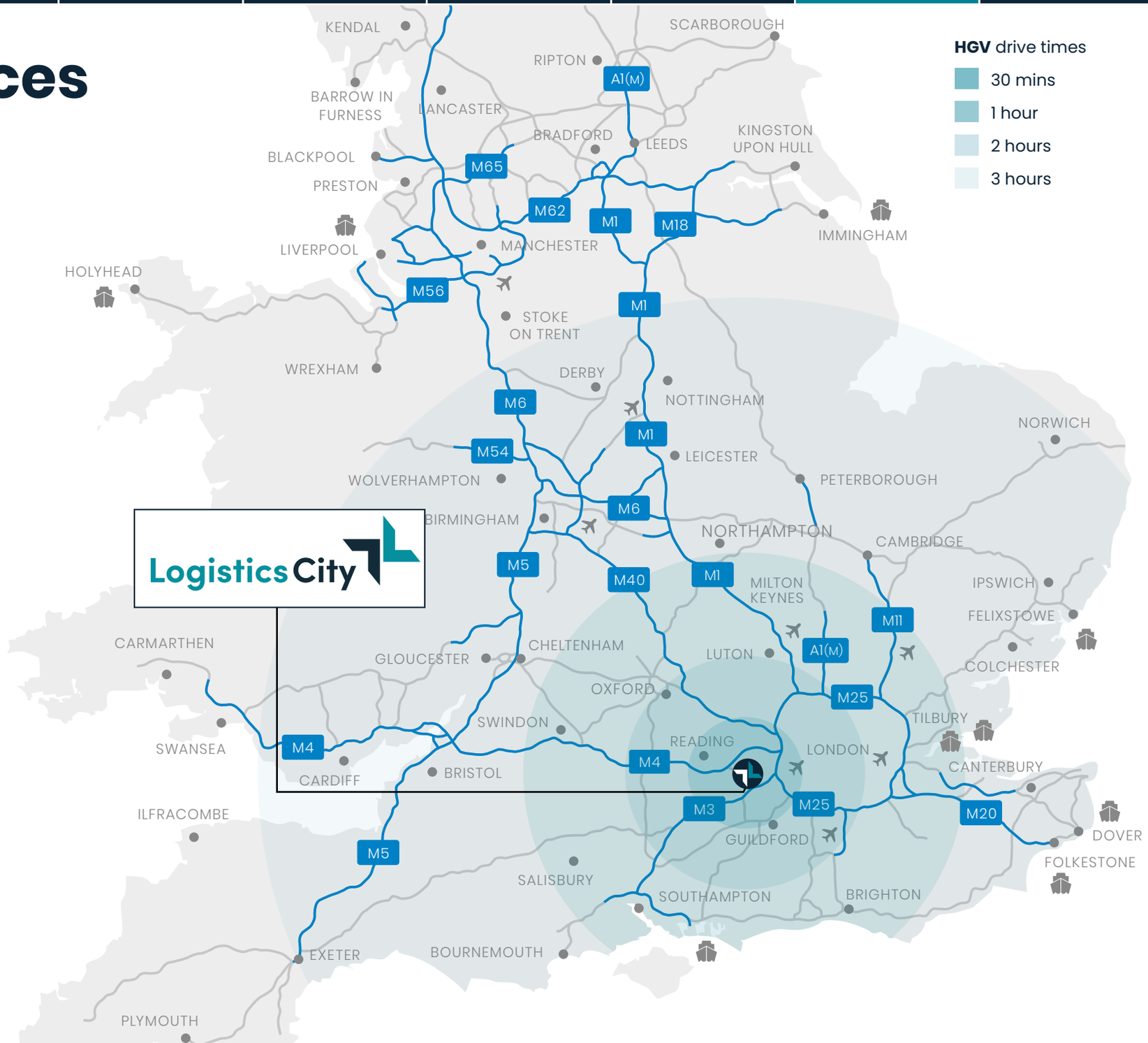
Ports (by HGV)

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

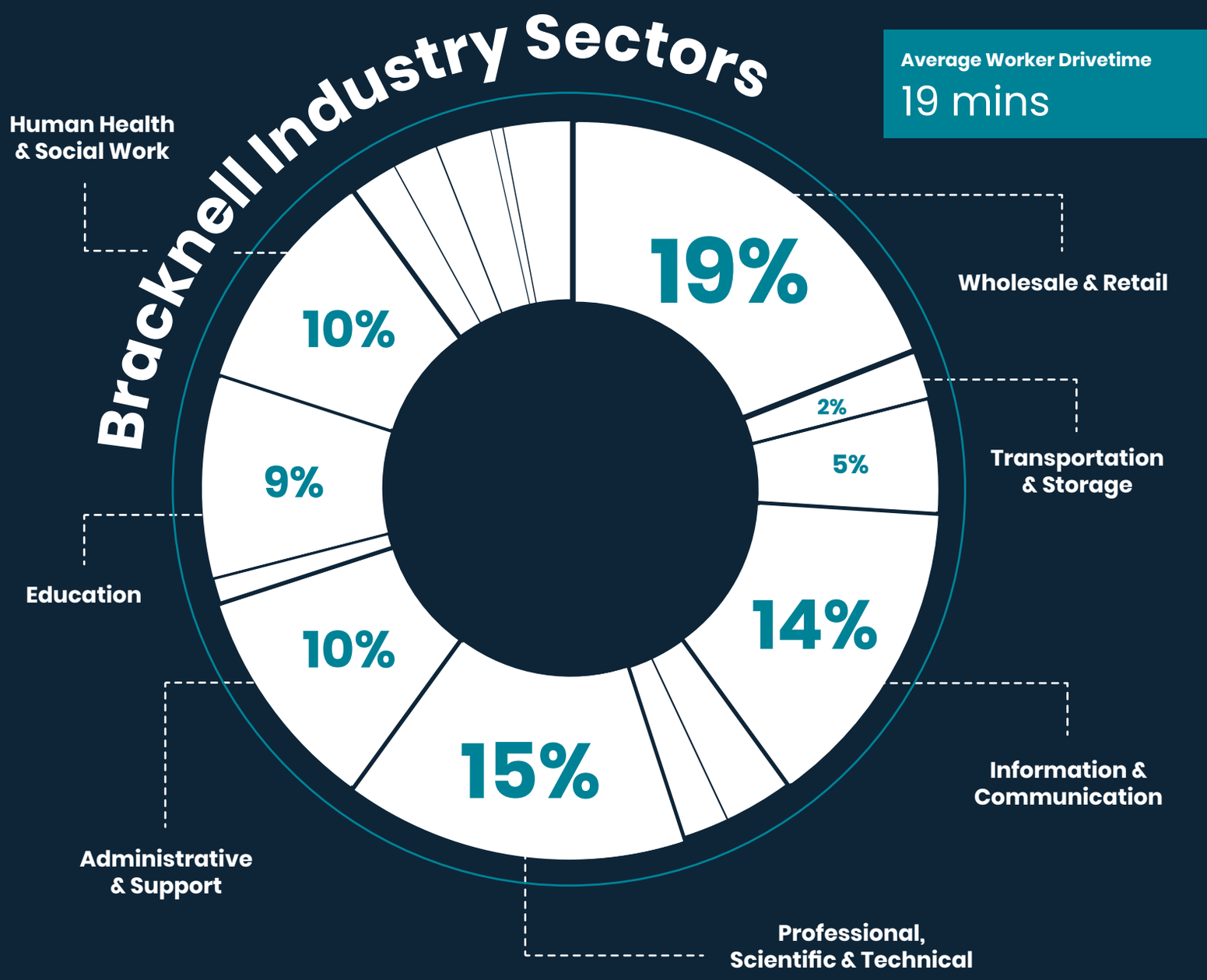
3.0%	30 mins
1.7%	60 mins
1.9%	4 hours

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

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020 7182 2000
www.cbre.co.uk

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hatch-re.com

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. October 2026.

Logistics City

tradeandlogistics.co.uk

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A Kier Property development