

# COMMERCIAL LETTINGS

Starter Units, Local Shops, Small Offices

01344 352470



## LEASE AVAILABLE

### SMALL INDUSTRIAL UNIT IN EXCELLENT LOCATION

41 LONGSHOT LANE 2,500 SQ FT (230m<sup>2</sup>) APPROX



### OFFERING TERMS

FULL REPAIRING LEASE ON FLEXIBLE TERMS

INITIAL RENT - £22,000 PER ANNUM

FINANCIAL INCENTIVES AVAILABLE

CORPORATE PROPERTY  
EASTHAMPSTEAD HOUSE, TOWN SQUARE, BRACKNELL, BERKS, RG12 1AQ

## **LOCATION & DESCRIPTION**

Longshot Lane is a popular and well known industrial estate situated in the middle of the Western Industrial Estate. It is well placed for access to the A329(M) and the M4 motorway.

## **USE / PLANNING**

The industrial units are suitable for B1, B2 and B8 which includes light/general industry, wholesale warehouse and distribution centres.

## **LEASE**

We will consider flexible lease terms ranging from 5 – 15 year contracts. There will reviews at every fifth anniversary.

## **RENT**

The Council is seeking a rental of £22,000 per annum, payable monthly in advance by direct debit only. A deposit of one quarters rent will be required, in some circumstances two quarters, which will be returned on vacation of the unit subject to all terms and conditions being complied with.

## **REPAIRS**

The tenant will be responsible for the maintenance of the whole of the premises excluding subsidence.

## **OTHER OUTGOINGS PAYABLE BY THE TENANT**

- Utilities
- Insurance: The whole building is insured by the landlord. The tenant reimburses the landlord an appropriate share of the annual premium.
- Service Charge: The annual charge is currently set at £375 per annum
- Business Rates: Rateable Value £19,250. Standard rates payable for 2010/11 are £7,969 approx.
- Councils legal and surveyors costs will not exceed £350. Should the successful applicant withdraw before completion the charge the charge will still be made.

## **VIEWING**

Appointments can be made by contacting Michelle Hurlock on 01344 352470 or by emailing [michelle.hurlock@bracknell-forest.gov.uk](mailto:michelle.hurlock@bracknell-forest.gov.uk)

CORPORATE PROPERTY  
EASTHAMPSTEAD HOUSE, TOWN SQUARE, BRACKNELL, BERKS, RG12 1AQ

Property Misrepresentation Act 1991 – Whilst all the information in these particulars is believed to be correct, the Council does not guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.