

indicative cgi



Logistics City 



Logistics City Bracknell **TO LET**

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

- New high specification logistics unit
- Ready to Occupy Q4 2024
- 104,034 sq ft
- Targeting Net Zero Carbon in operation



Targeting Net Zero Carbon

T A R G E T
B R E E A M[®]
E X C E L L E N T



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Masterplan

Accommodation Schedule

| | | |
|--------------------|----------------------|-------------------|
| Ground Floor | 94,293 sq ft | 8,760 sq m |
| First Floor Office | 9,741 sq ft | 905 sq m |
| Total | 104,034 sq ft | 9,665 sq m |



Specification

104,034 sq ft

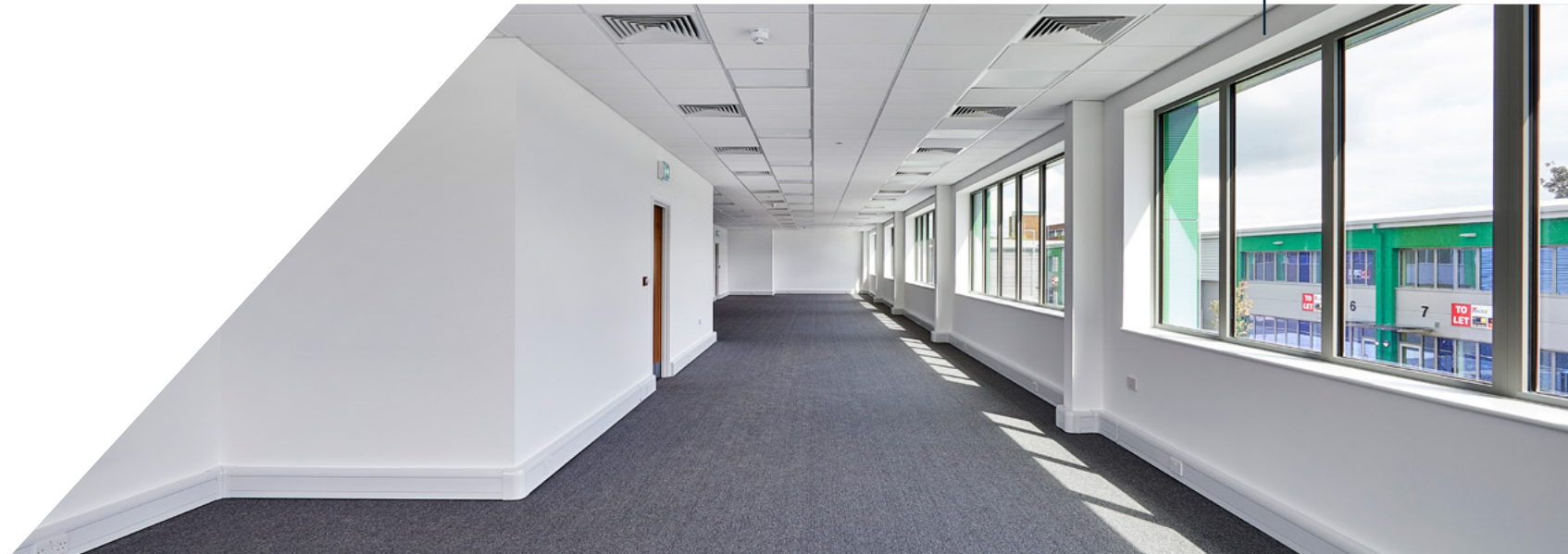
Logistics City Bracknell offers a quality flexible industrial/warehouse unit, built with sustainability in mind and finished to a high standard. With electric loading doors, an impressive floor loading capacity and grade A fitted offices, our unit is built for your business.

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, targeting Net Zero Carbon (NZC) technology to prioritise energy efficiency and reduce operating costs.



Target BREEAM rating Excellent



Target EPC Rating - A+



Air-source heat pump



Sustainable construction materials



15% Warehouse and roof lights



Electric vehicle charging



Airtightness keeping warmth in



Landscaped employee breakout spaces



Highly efficient building, reducing costs

Built for efficiency

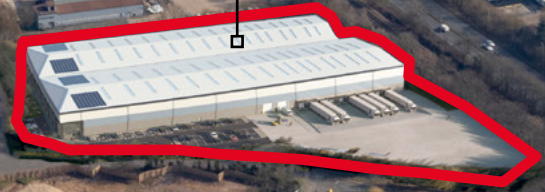
Reducing environmental impact



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
- ▶ 104,034 sq ft
- ▶ Heathrow Airport 30 minutes away
- ▶ Proven location with public transport links and amenities
- ▶ Spec build ready to occupy in Q2 2024
- ▶ Targeting Net Zero Carbon in operation (EPC A+) and BREEAM Excellent

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

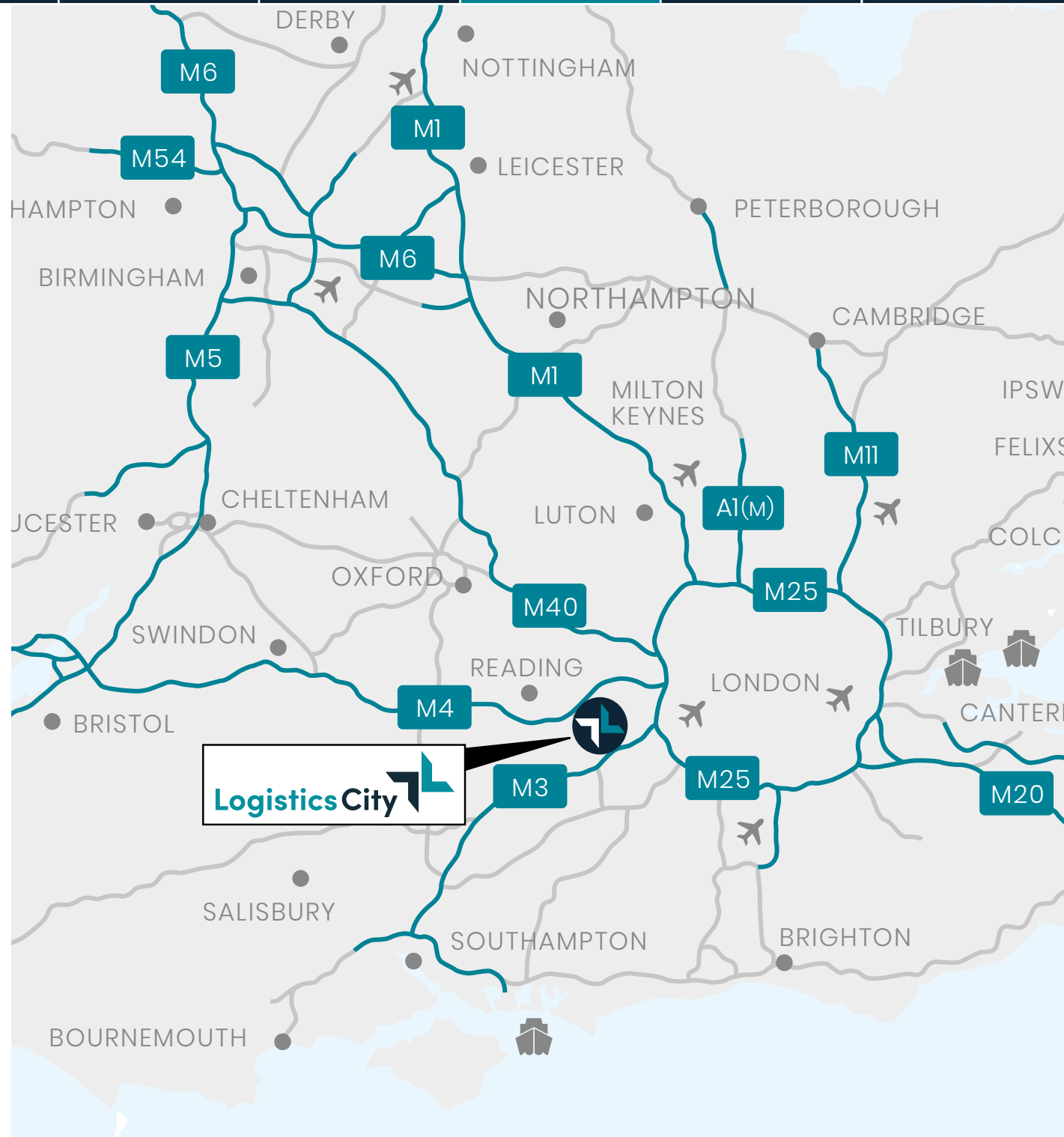


Location



**Longshot Lane,
Bracknell, RG12 1RL**

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 |

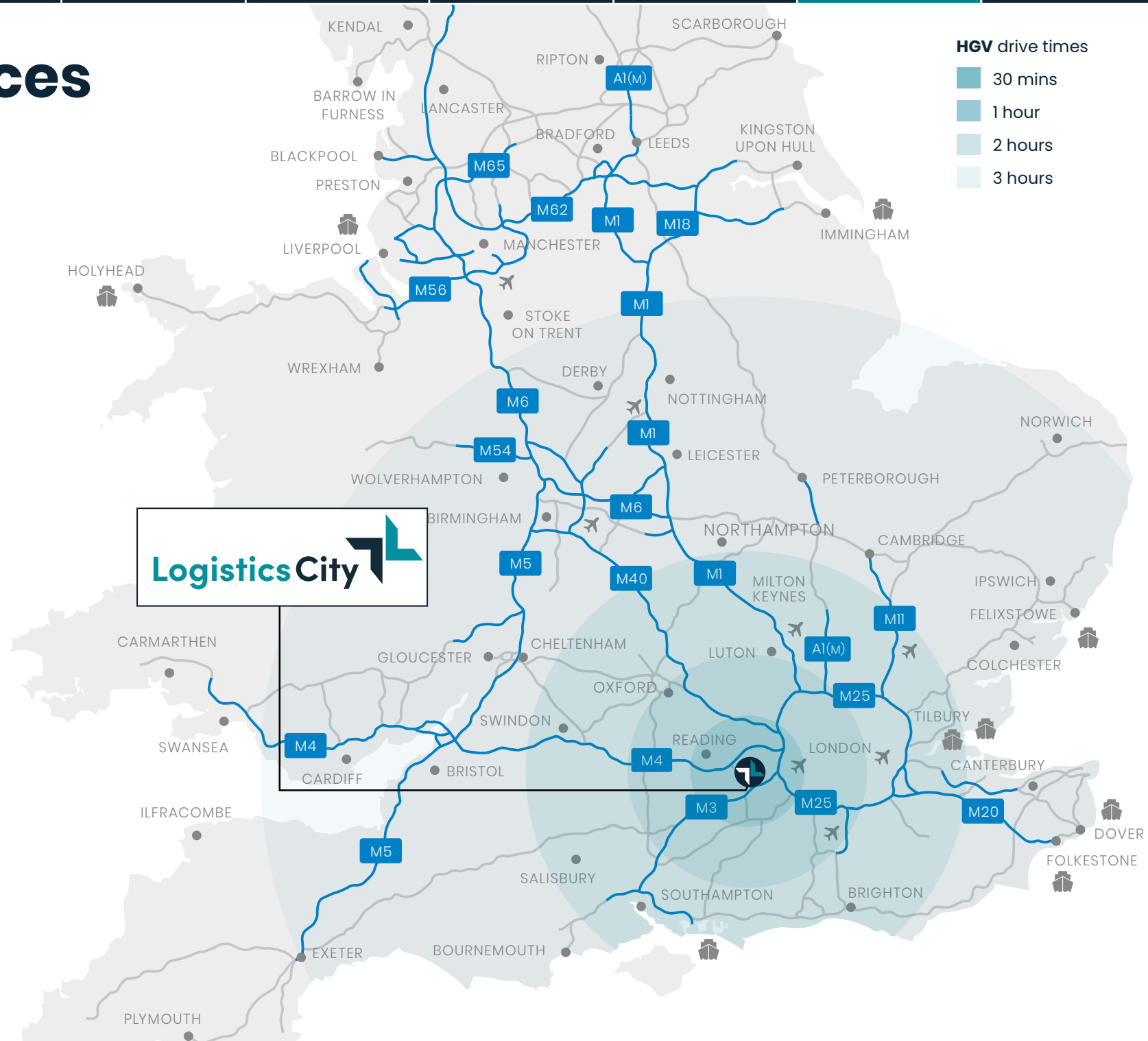
Ports (by HGV)

| | | |
|-----------------------|-----|---------------|
| 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

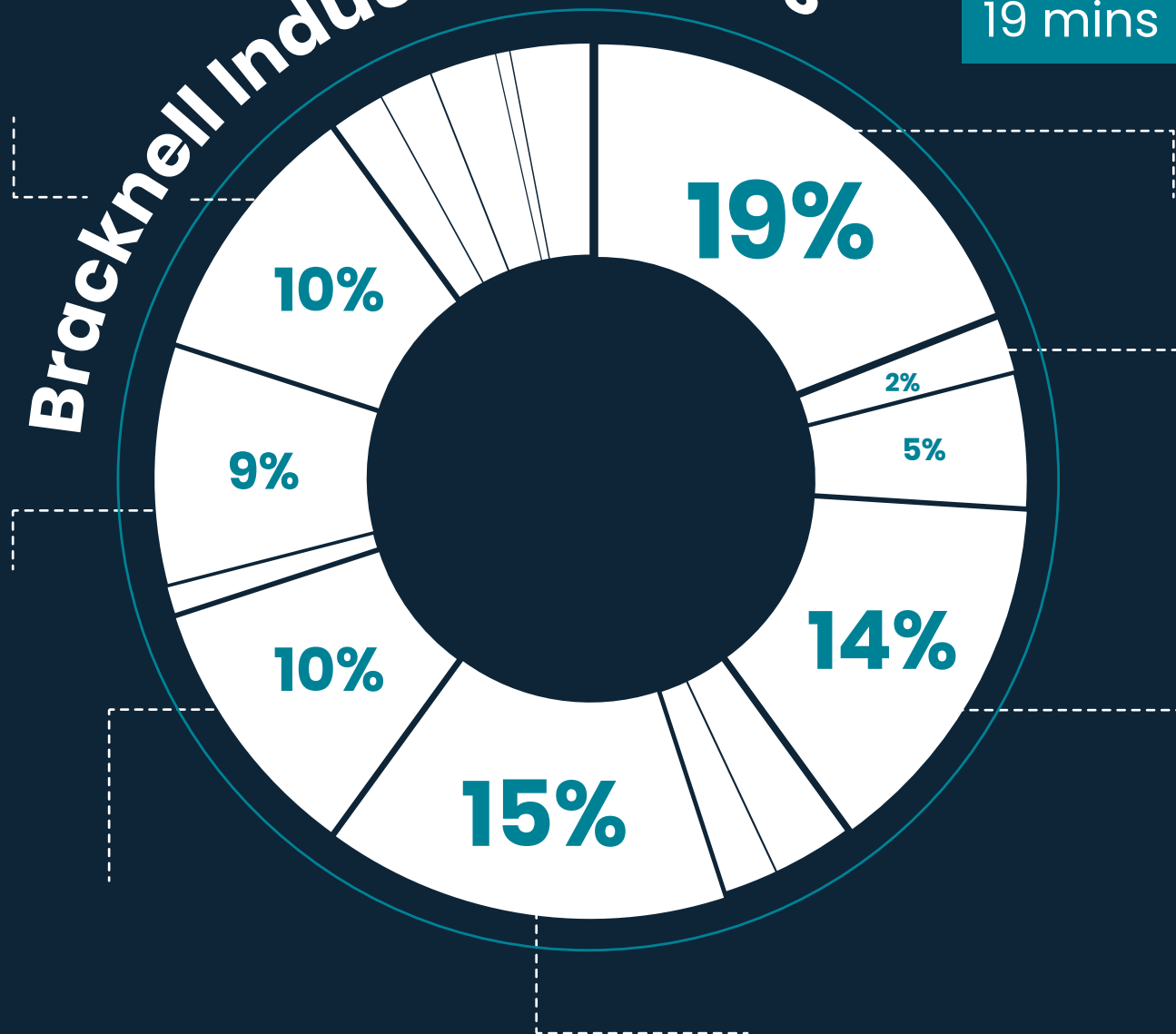
| | |
|------|---------|
| 1.3% | 30 mins |
| 0.8% | 60 mins |
| 0.9% | 4 hours |

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 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. April 2023.