

# 8

# THE STERLING CENTRE

EASTERN ROAD | BRACKNELL | RG12 2PW

FULLY REFURBISHED



23,704 sq ft (2,202 sq m) INDUSTRIAL / WAREHOUSE UNIT

**TO LET**



## DESCRIPTION

Unit 8 The Sterling Centre comprises a semi-detached modern warehouse/industrial unit incorporating a full height brick and glazed front elevation with the remaining elevations constructed of profile metal cladding. The unit is portal framed, has a pitched roof, a covered loading bay and has ample designated parking spaces available on-site.



10 minute drive  
to M3 / M4



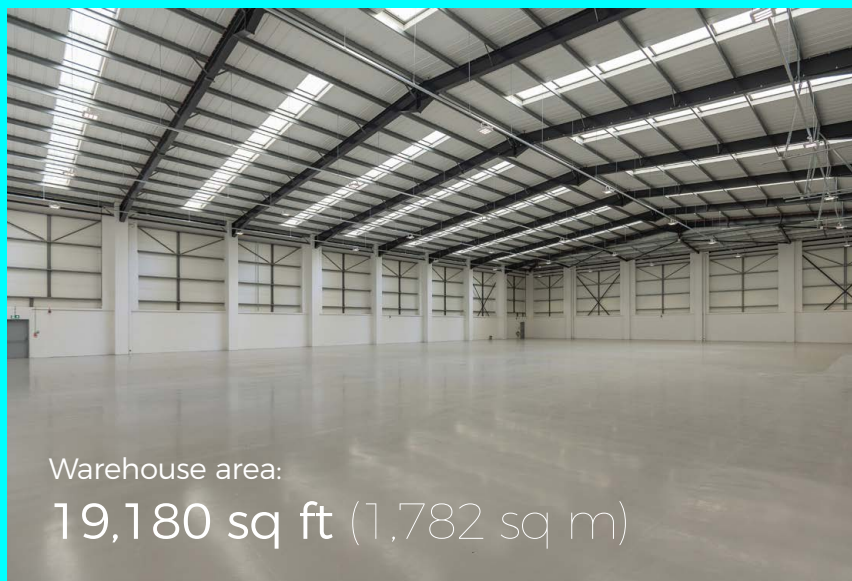
32 forecourt  
parking spaces



Ability for a secure  
fenced yard



20m yard  
depth



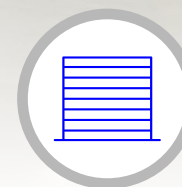
Warehouse area:  
19,180 sq ft (1,782 sq m)



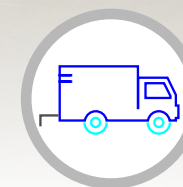
8.2m (26 ft)  
clear height



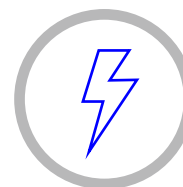
40 KN / sq m  
floor loading



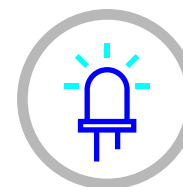
Two electric  
loading doors



Covered  
loading bay



Three phase power



LED lighting



Paint sealed floor

WAREHOUSE



## ACCOMMODATION

| UNIT 8               | sq m         | sq ft         |
|----------------------|--------------|---------------|
| Warehouse            | 1,782        | 19,180        |
| Ground Floor Offices | 113          | 1,213         |
| First Floor Offices  | 236          | 2,546         |
| Covered Loading      | 71           | 765           |
| <b>TOTAL GEA</b>     | <b>2,202</b> | <b>23,704</b> |

## EPC

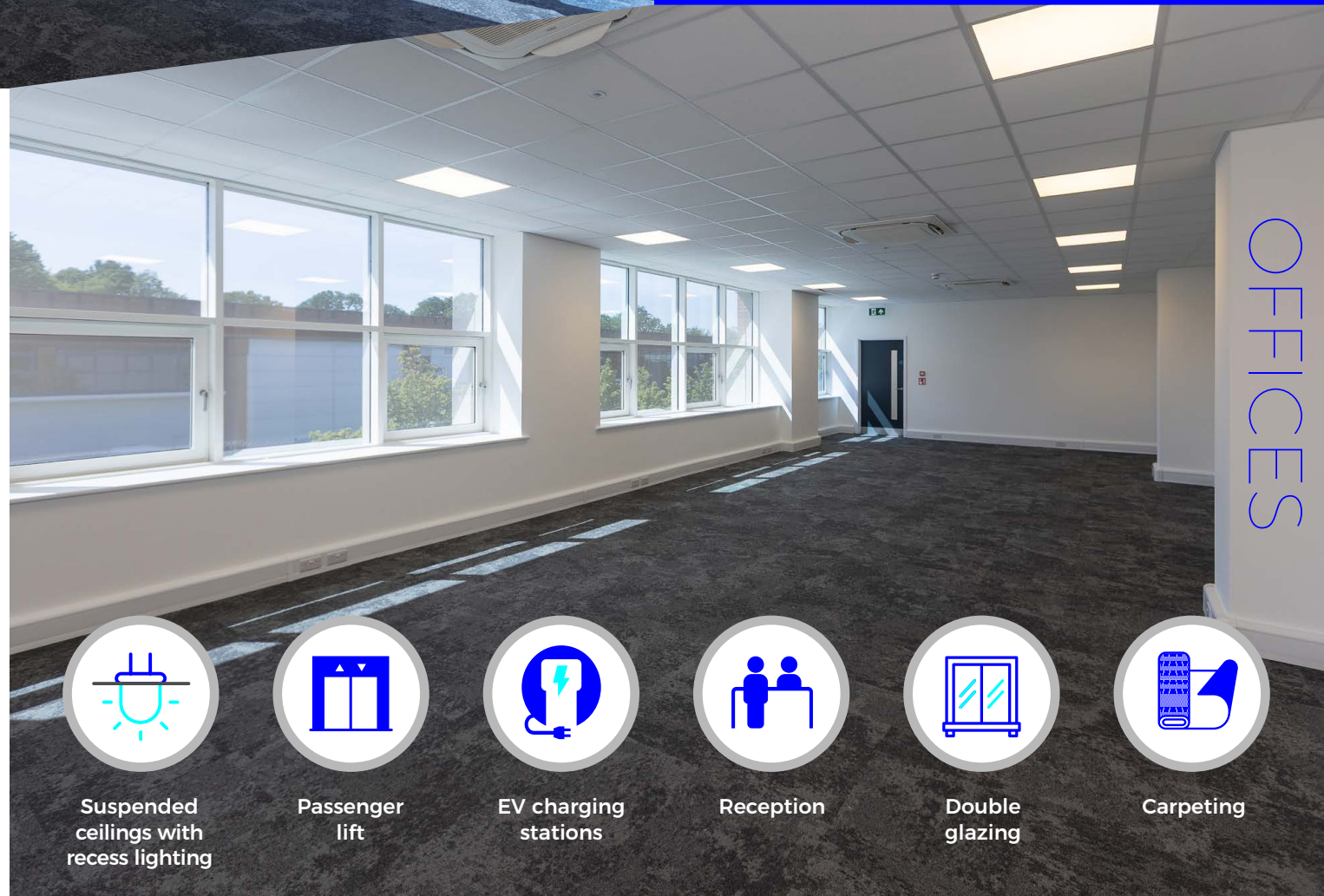
EPC: B. Full details are available on request.

## VAT

VAT will be payable where applicable.

## LEASE TERMS

Available on a new full repairing and insuring lease.



OFFICES



Suspended  
ceilings with  
recess lighting



Passenger  
lift



EV charging  
stations



Reception



Double  
glazing



Carpeting

# A PRIME LOCATION

The Sterling Centre is a short walk or bike ride from the Lexicon retail quarter, benefitting from two flagship stores along with other well known brands and many places to eat and drink; Pret A Manger, Nandos, Starbucks, Tesco Express, Wagamama, Carluccio's and Zizzi to name a few. There is also a Pure Gym and a 12 screen cinema, featuring Berkshire's first 4DX film showings.

BRACKNELL  
STATION



THE  
LEXICON



TESCO  
Express



Carluccio's

Nando's

wagamama



A329

EASTERN ROAD

BROAD LANE

8

THE  
STERLING  
CENTRE

EASTERN ROAD | BRACKNELL | RG12 2PW

A329

# THE STERLING CENTRE

BRACKNELL  
TOWN CENTRE  
← BRACKNELL  
STATION  
M4, J10

A329

McLaren

LOTUS

A329

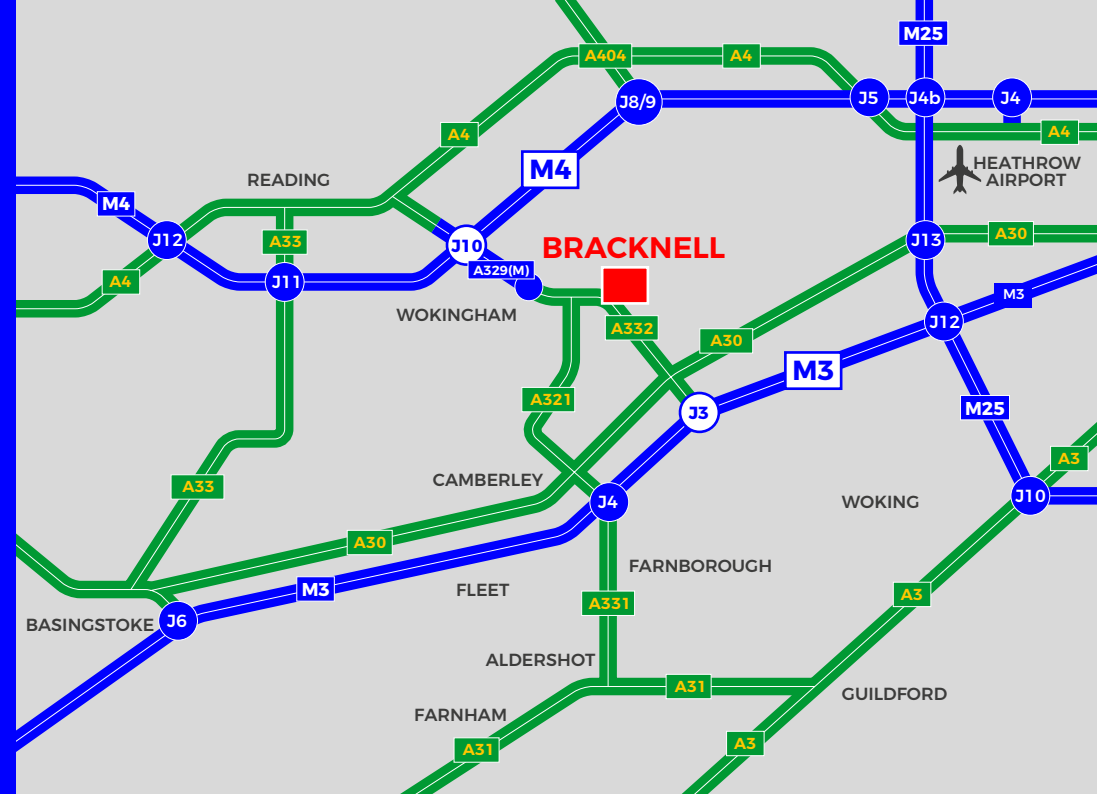
DX  
Express

EASTERN ROAD

M3 J2 →

Titan  
SELF STORAGE

BMA  
British Medical Auctions



## LOCATION

Bracknell is well located midway between the M3 and M4 motorways. Direct access is obtained to the M4 at junction 10 via the A329(M) and the M3 at Junction 3 via the A322. Both links provide excellent access to the M25 and wider motorway network.

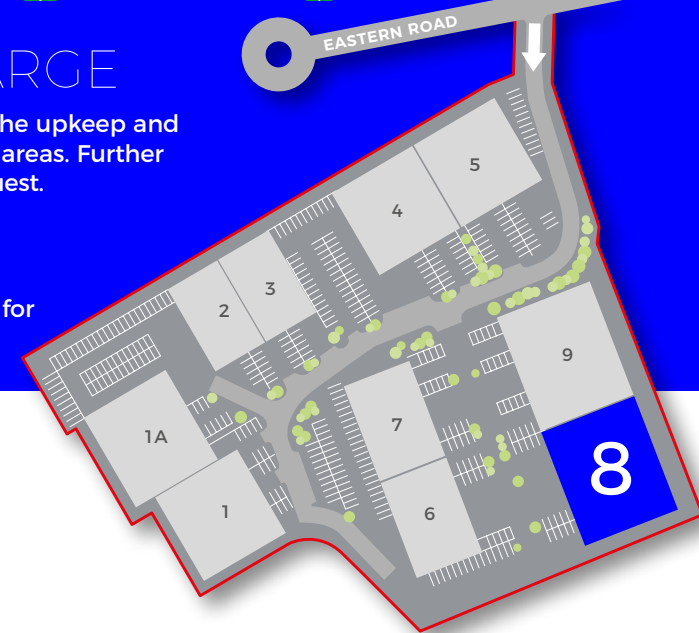
The Sterling Centre is situated a 15 minute walk from the town centre and Bracknell railway station.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

All parties will be responsible for their own legal costs incurred.



## VIEWING & FURTHER INFORMATION

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2026.

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[8thesterlingcentre.co.uk](http://8thesterlingcentre.co.uk)