

BRACKNELL



Waitrose Sports & Social
Club, Willoughby Road,
RG12 8FP



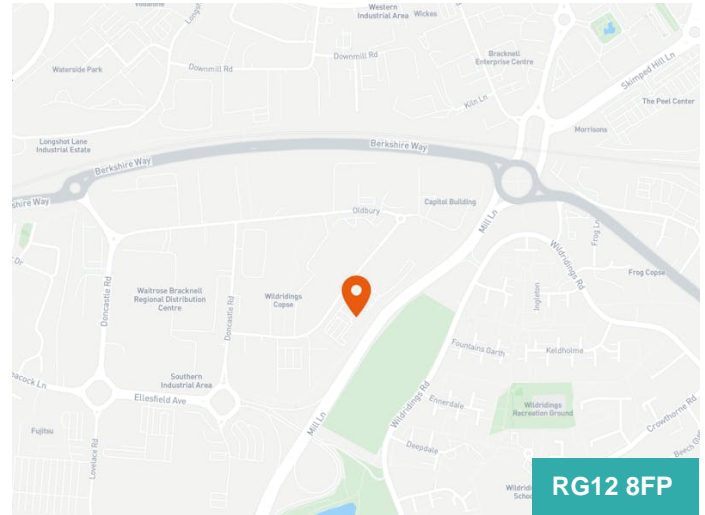
LEISURE / OFFICE / WAREHOUSE / INDUSTRIAL / WAREHOUSE / BUSINESS UNIT TO LET

13,982 SQ FT

- Open to alternative uses, subject to necessary consents
- Available to rent in 2025
- 58 parking spaces
- Located in Bracknell's Southern Business Area
- Quick access to A324 and J10 of the M4
- Possible site redevelopment for BIDS uses (Business, Industrial, Distribution and Storage)

**Sports Hall Available To Let - All Enquiries Welcome -
Leisure/Industrial/Business Uses (Subject to necessary consents)**

vailwilliams.com



Summary

Available Size	13,982 sq ft
Rent	£15 per sq ft
Rates Payable	£4.02 per sq ft From 1 April 2023
Rateable Value	£103,000
EPC Rating	Upon enquiry

Description

The unit is currently arranged as a sports hall, gym, social club and offices. As seen on the attached car parking plan, the unit benefits from 58 car parking spaces and a electric barrier at the entrance.

Possible site redevelopment for BIDS uses (Business, Industrial, Distribution and Storage).

All enquiries welcome including leisure, industrial and business uses however subject to the necessary consents.

Location

Connectivity to the building by road, rail, bike is excellent with quick access to the property from 3 exits off the A329M leading to the M4 (5 miles) and directly onto Mill Lane leading to the M3 (6 miles). The unit is within walking distance of the town centre amenities including The Peel Centre (12 mins), The Lexicon (15 mins) and Bracknell Train Station (20 mins). The Lexicon retail Quarter, features two flagship stores; Fenwicks and Marks & Spencer, along with other well-known brands such as H&M, Primark, Boots, Office and Super Dry.

There is a shuttle bus that services both the Western and Southern Business District with buses leaving from Bracknell Station every half an hour during peak times.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,779	1,001.40	Available
1st	3,204	297.66	Available
Total	13,983	1,299.06	

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Andrew Baillie
07502 233 770
abaillie@vailwilliams.com

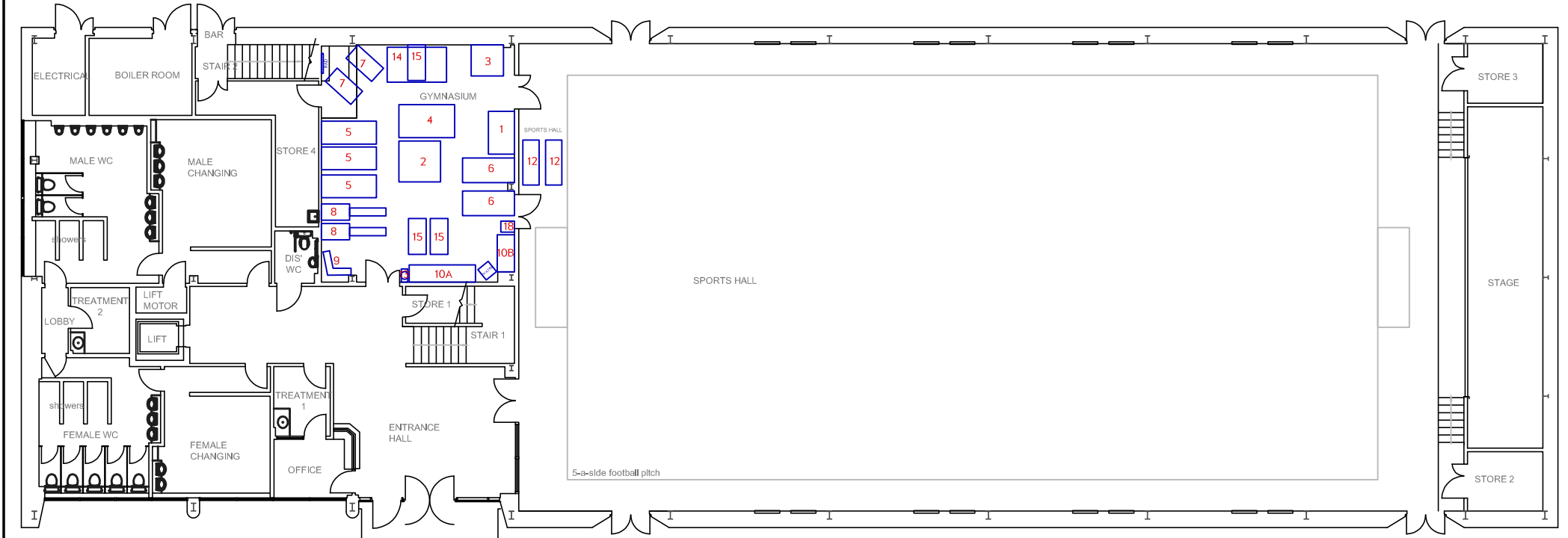
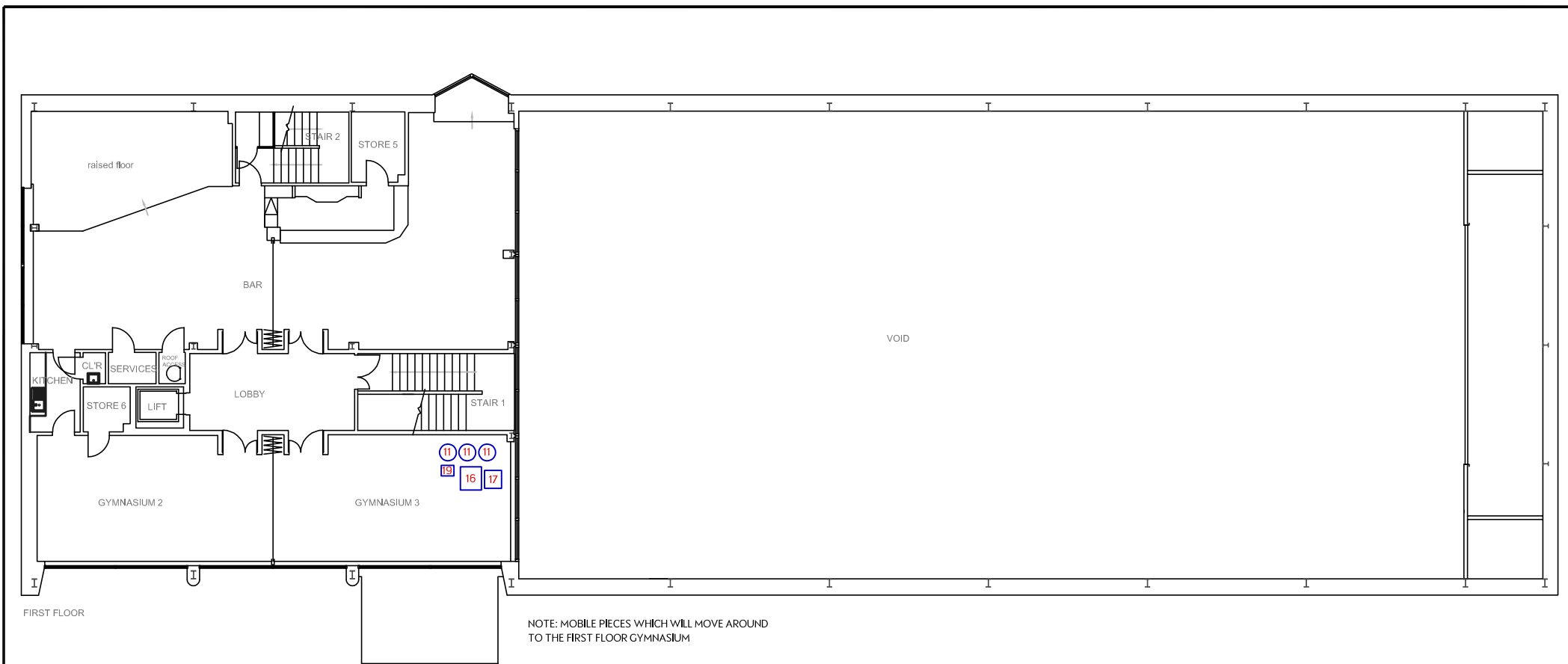


Arabella Macrae
0118 909 7400
07775 862 913
amacrae@vailwilliams.com

vailwilliams.com

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 23/07/2024





MACHINE EQUIPMENT KEY

- | | | | |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1 CYBEX LAT ROW MACHINE
DIMS : 1610w x 980d x 2160hmm | 6 CYBEX ARC TRAINER 750 AT MACHINE
DIMS: 2080w x 860dmm | 11 EXERCISE BALLS
DIMS: 630diamm TBC | 16 ORIGIN RUBBER 10 STUDIO BARBELL SET WITH RACK
DIMS: 877w x 800d x 1630hmm |
| 2 MATRIX MULTIPRESS MACHINE
DIMS: 1543d x 1572w x 1999hmm | 7 WATTBIKE PRO INDOOR CYCLE
DIMS: 1300w x 660d x 1250hmm | 12 EXERCISE MATS
DIMS: 1700w x 610dmm TBC | 17 ORIGIN - 5 SANDBAG/ALPHA RACK
DIMS: 640w x 670d x 1440hmm |
| 3 MATRIX DIP ASSIST MACHINE
DIMS: 1176w x 1218d x 2307hmm | 8 CONCEPT ROWER MACHINE
DIMS: 2440mm - OVERALL WIDTH
610d x 1370 - MONORAIL LENGTH | 13 EXERCISE BALL WEIGHT STAND
DIMS: 250d x 500wmm | 18 ORIGIN 1-10kg HEX DUMBBELL SET WITH VERTICAL RACK
DIMS: 510w x 420d x 1570hmm |
| 4 MATRIX LEG PRESS MACHINE
DIMS: 2101w x 1246d x 1846hmm | 9 CYBEX BRAVO CHEST PRESS MACHINE
DIMS: 890d x 1350w x 2110hmm | 14 IMPULSE IT7 SMITH MACHINE
DIMS: 2241w x 1326d x 2370hmm | 19 ORIGIN 5 BALL MEDICINE BALL RACK
DIMS: 400w x 480d x 1350hmm |
| 5 IMPULSE RT700 TREADMILL MACHINE
DIMS: 2080w x 867d x 1513hmm | 10 KETTLE BELL WEIGHT STAND
DIMS A: 2500w x 650dmm
DIMS B: 1400w x 650dmm | | |

NOTE:
ROPE HOLDER WITH ROPES, BOXING GLOVES & POWER BANDS ARE NOT LOCATED ON THIS LAYOUT

Rev	Date	Amendments	By
A	24.07.18	As Fitted FMR117654	CB

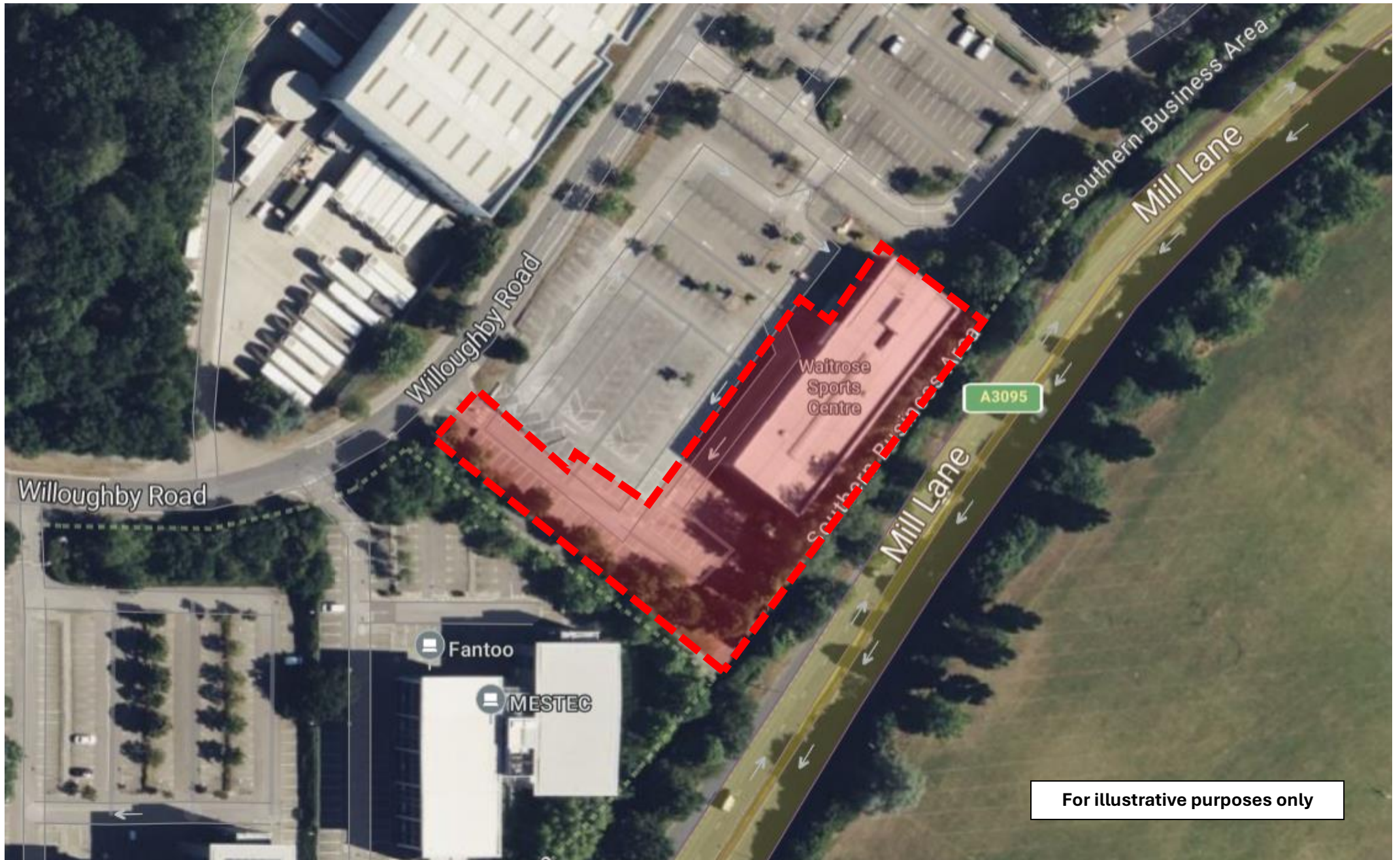
Notes

1) No dimensions to be scaled from this drawing

John Lewis Partnership
CORPORATE FACILITIES
171 Victoria Street London SW1E 5NN
Telephone 0207 592 6150
Fax 0207 592 5097

Branch	
SPORTS CENTRE	
Title	
GROUND AND FIRST FLOOR MASTER	
Cubic Legislation	
Volume Available (Excl Rooms)	
Max Fit @ 1:1 Desking (HSA)	
DESK Count (Not headcount)	
Scale	NTS@A3
Date	25.07.18
Drawn by	CB
Drawing status	EXISTING
Drawing number	SC_00 A
Note	

Indicative Site Plan



For illustrative purposes only