

# lot 41

## WF Senate, Western Road Bracknell, Berkshire RG12 1QP

Rent  
£72,750 per  
annum  
exclusive

### Freehold Trade Counter Investment

- Entirely let to WF Electrical Limited for 21 years
- Prominently situated adjacent to Wickes, approx. 100 yards from Western Trade Centre and opposite Trade City
- Approximately 843.91 sq m (9,084 sq ft) with parking for some 22 cars
- Nearby occupiers include Halfords Auto Centre, Screwfix, Plumb Centre, HSS Hire and Homebase



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**Location**

Miles: 11 miles south-east of Reading  
40 miles west of London  
10 miles south of Maidenhead  
17 miles north-west of Guildford

Roads: A329, A322

Rail: Bracknell

Air: Heathrow Airport

**Situation**

The property is situated approximately 1 mile to the west of the town centre, in an established trade counter and industrial area. The property fronts the busy Western Road, the main arterial route through the Western Industrial Estate. The newly developed 12 unit Trade City lies directly opposite, while the Western Trade Centre is located some 100 yards away. Nearby occupiers include Wickes, Homebase, Halfords, Europcar, Kwik Fit, Screwfix, Homebase, Argos and Habitat.

**Description**

The property comprises a substantial single storey warehouse with trade counter, office and storage accommodation. There is a loading area to the front and a gated yard providing parking for approximately 22 cars. The property has a site area of approximately 0.17 hectares (0.42 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this sale.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Trade Counter/ Warehouse	843.91 sq m (9,084 sq ft)	<b>WF ELECTRICAL LIMITED</b> t/a <b>WF Senate (1)</b>	21 years from 29/04/1999 on a full repairing and insuring lease	£72,750	29/04/2014 29/04/2019 (28/04/2020)
<b>Totals</b>		<b>843.91 sq m (9,084 sq ft)</b>			<b>£72,750</b>	

(1) WF Senate is part of the Rexel Group, a global leader in the distribution of electrical supplies and services. Rexel serves three main end markets: industrial, commercial and residential. The Group operates in 37 countries, with a network of some 2,100 branches, and employs over 28,000 people. (Source: www.wfsenate.co.uk) WF Electrical Limited are a subsidiary of Rexel UK Limited. Rexel UK Limited currently pays the rent. For the year ending 31st December 2014, Rexel UK Limited reported a turnover of £81,323,000, pre-tax profits of £30,869,000 and a net worth of £50,456,000. (Source: Experian Group).

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