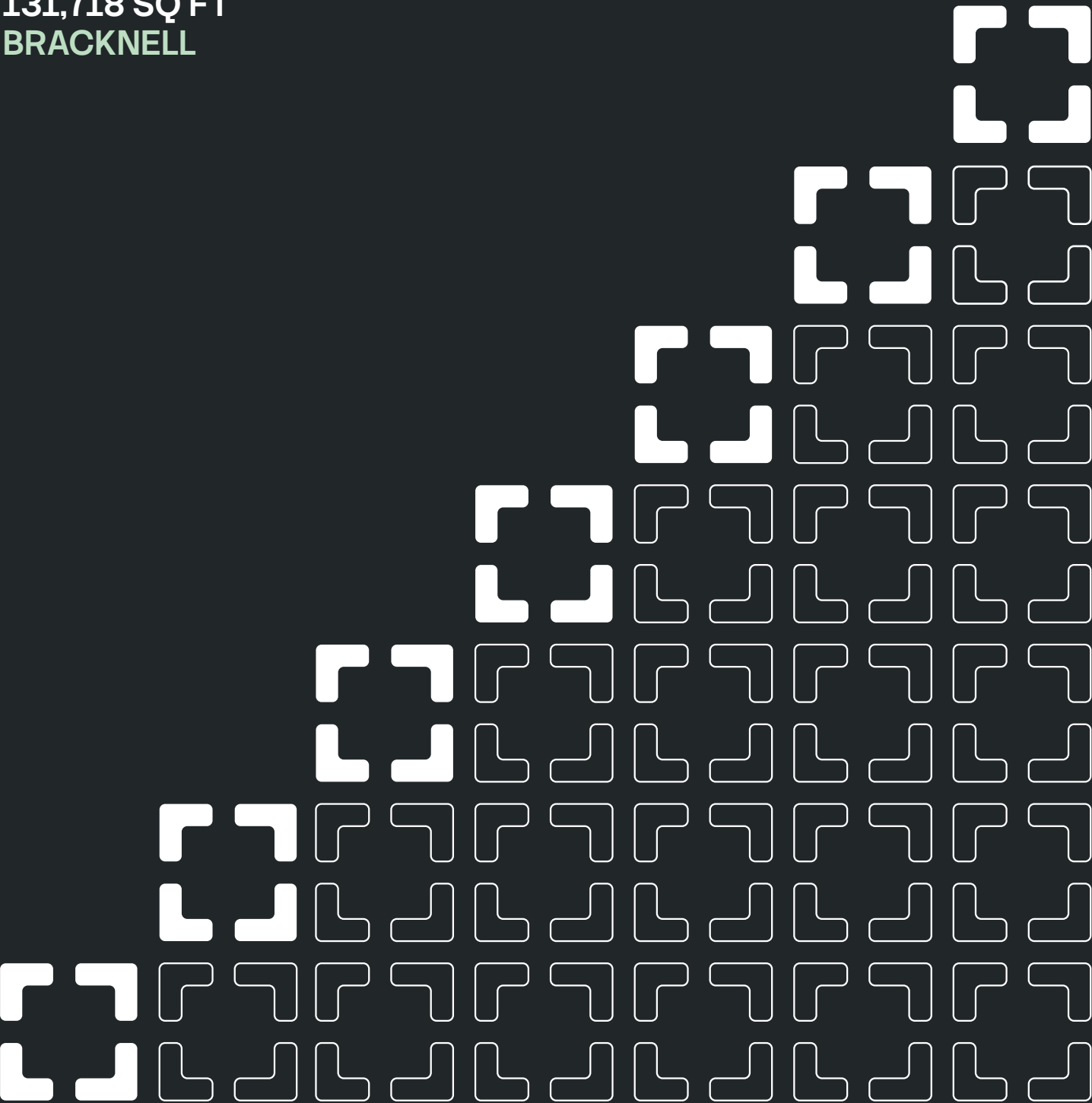




GRAFTONGATE

131,718 SQ FT
BRACKNELL



FABRIC¹³¹

Fabric 131 is a new 131,718 sq ft Grade A industrial and logistics unit in the heart of Bracknell's Southern Industrial Estate employment area. Combining dual access to the M4 and M3, 3.8MVA of available power and a market-leading specification, it offers a rare opportunity at scale in the Thames Valley.

**BUILT INTO
THE FABRIC
OF INDUSTRY**



Size Sq Ft
131,718



Clear Height
15m



Dock Doors
10



Level Access
3



Car Parking
170



LOVELACE ROAD

Yard or HGV
Entrance



ELLESFIELD AVENUE



HGV Spaces
Min 16



Yard Depth
50m



Power Supply
3.8MVA

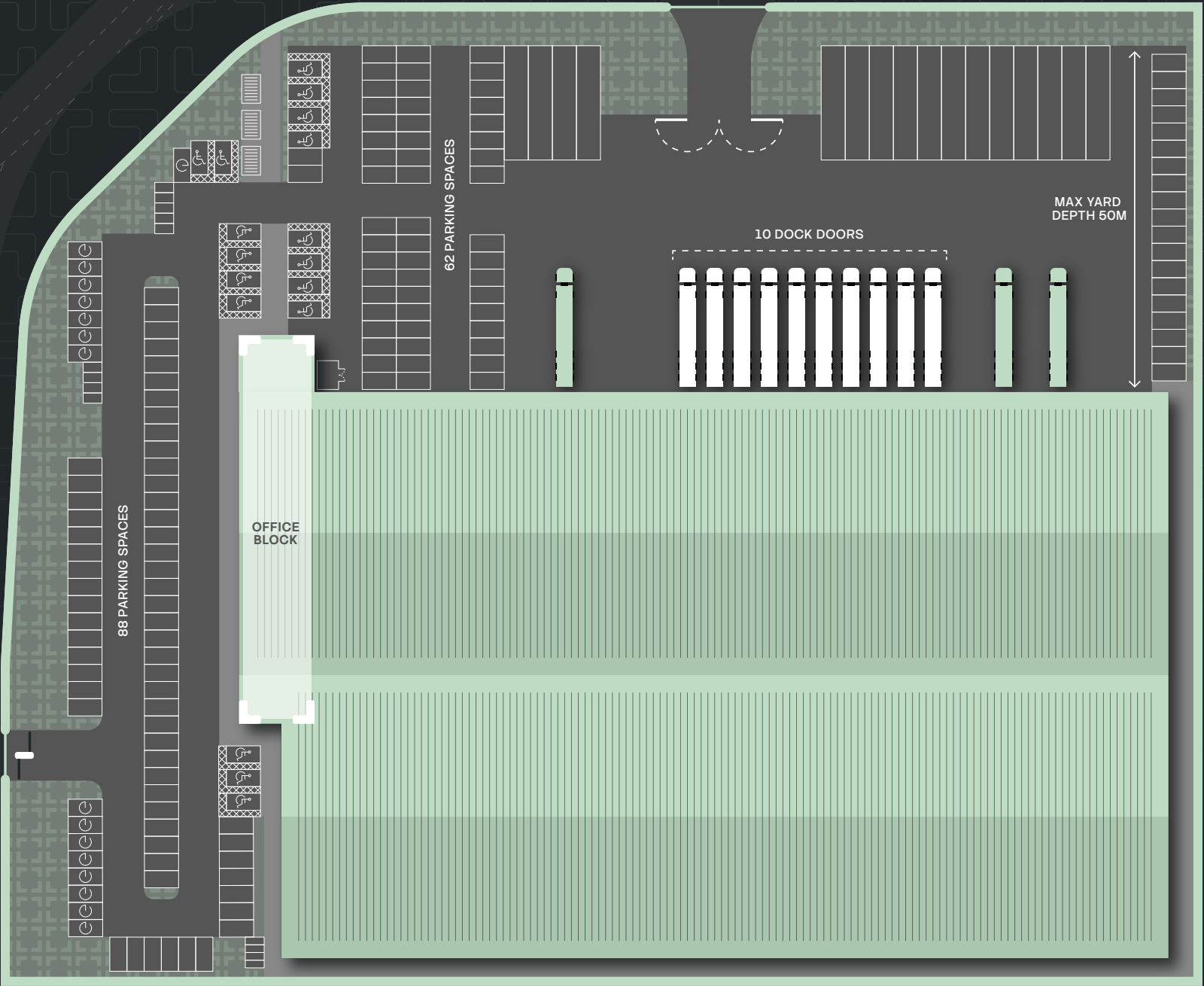


Floor Loading
50 kN/m²

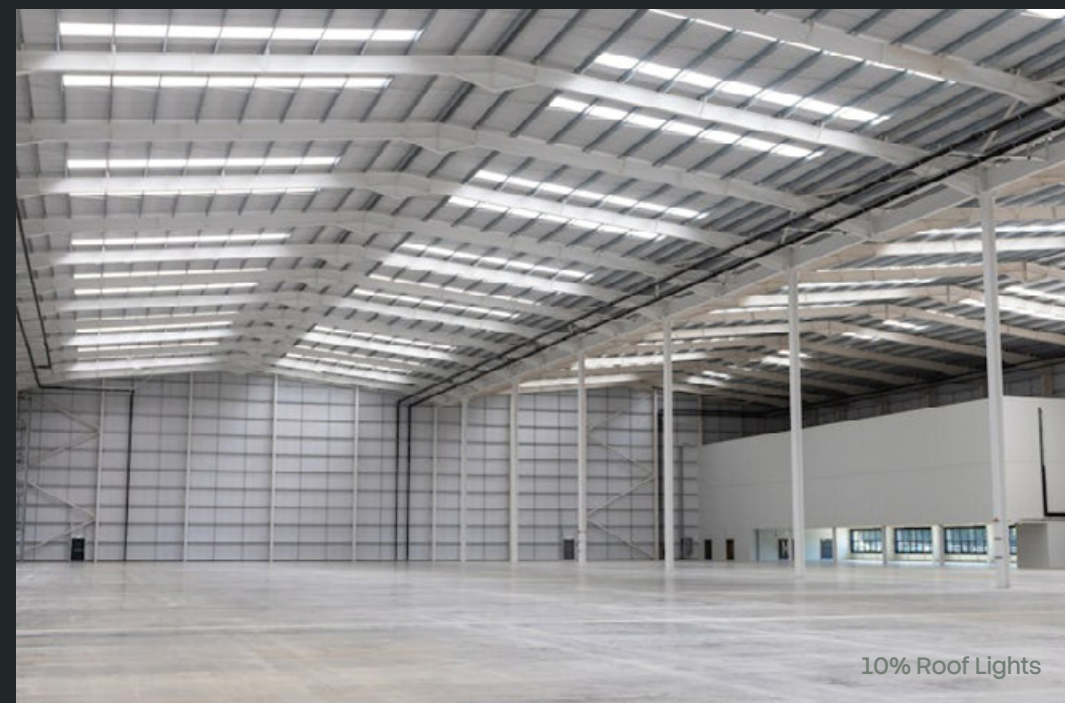


Office Content
XX%

Office or Car
Entrance



	Sq Ft GIA	Sq M GIA	Sq M GEA
Warehouse	XXX,XXX	XXX,XXX	XXX,XXX
Office	X,XXX	X,XXX	X,XXX
Total	131,718	XX,XXX	XX,XXX



10% Roof Lights

BUILT FOR ENERGY EFFICIENCY

Fabric 131 is designed to reduce operational impact without compromising performance, helping occupiers lower energy use, manage running costs and meet increasingly ambitious environmental targets.



EV Charging Points



Water Regulation Technology



EPC A+



BREEAM 'Excellent'



10% Roof Lighting



100% LED Lighting

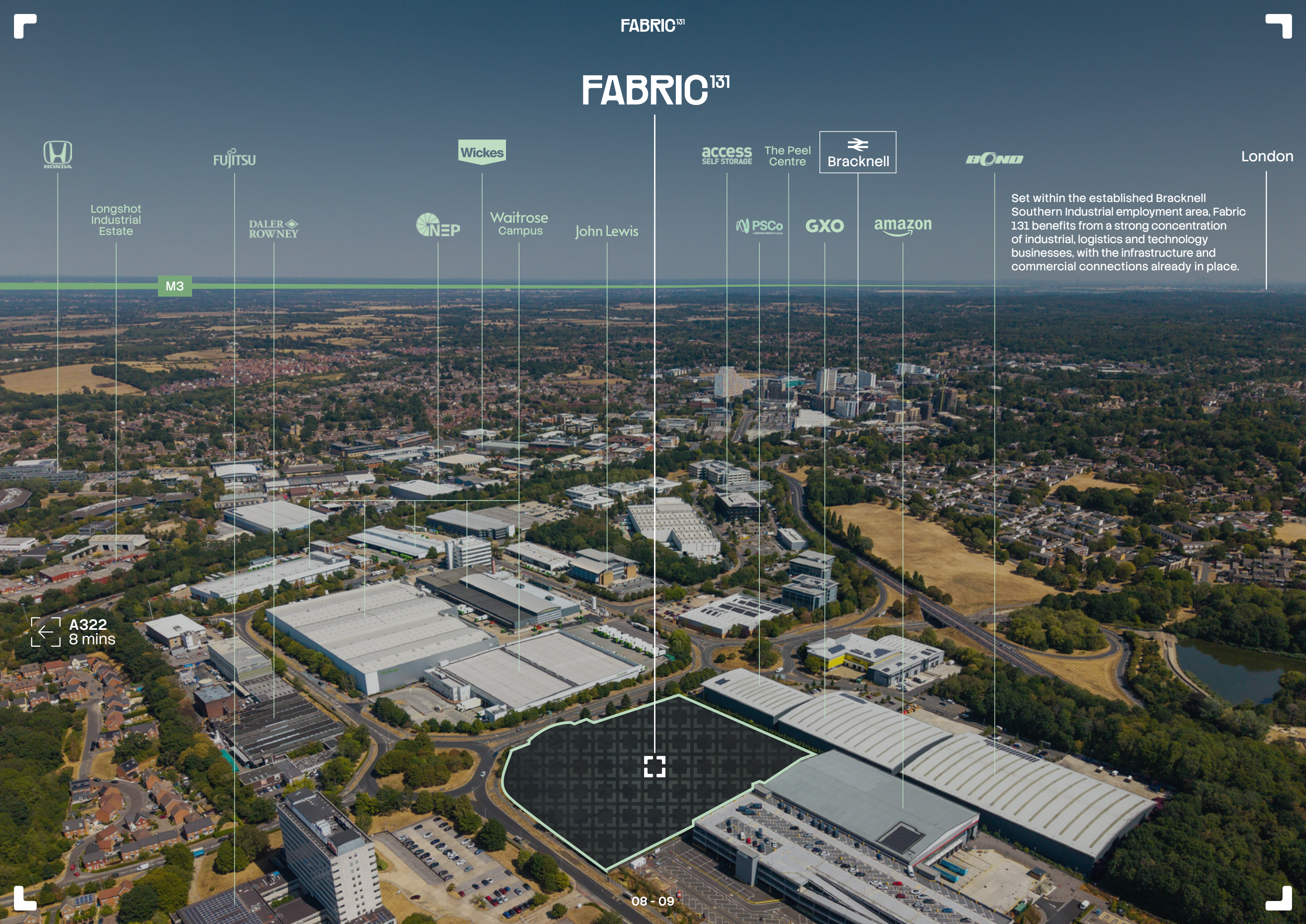


Solar PV Panels



Landscaped Area

FABRIC¹³¹



FUJITSU

Wickes

access
SELF STORAGE

The Peel
Centre



BOND

London

Longshot
Industrial
Estate

DALER
ROWNEY



Waitrose
Campus

John Lewis



GXO

amazon

Set within the established Bracknell Southern Industrial employment area, Fabric 131 benefits from a strong concentration of industrial, logistics and technology businesses, with the infrastructure and commercial connections already in place.

M3

A322
8 mins

DUAL MOTORWAY ACCESS

Fabric 131 is strategically positioned in Bracknell, at the heart of the Thames Valley and within easy reach of Reading, Slough, Heathrow and west London.

Its location provides occupiers with strong regional and national connectivity, supported by direct access to both the M4 and M3 motorway corridors. This gives businesses greater flexibility when serving customers, suppliers and distribution networks across London, the South East and the wider UK.



A322	3 miles	8 mins
M3 (Junction 3)	6.7 miles	14 mins
M4 (Junction 10)	19 miles	22 mins
M25 (Junction 12)	14 miles	23 mins



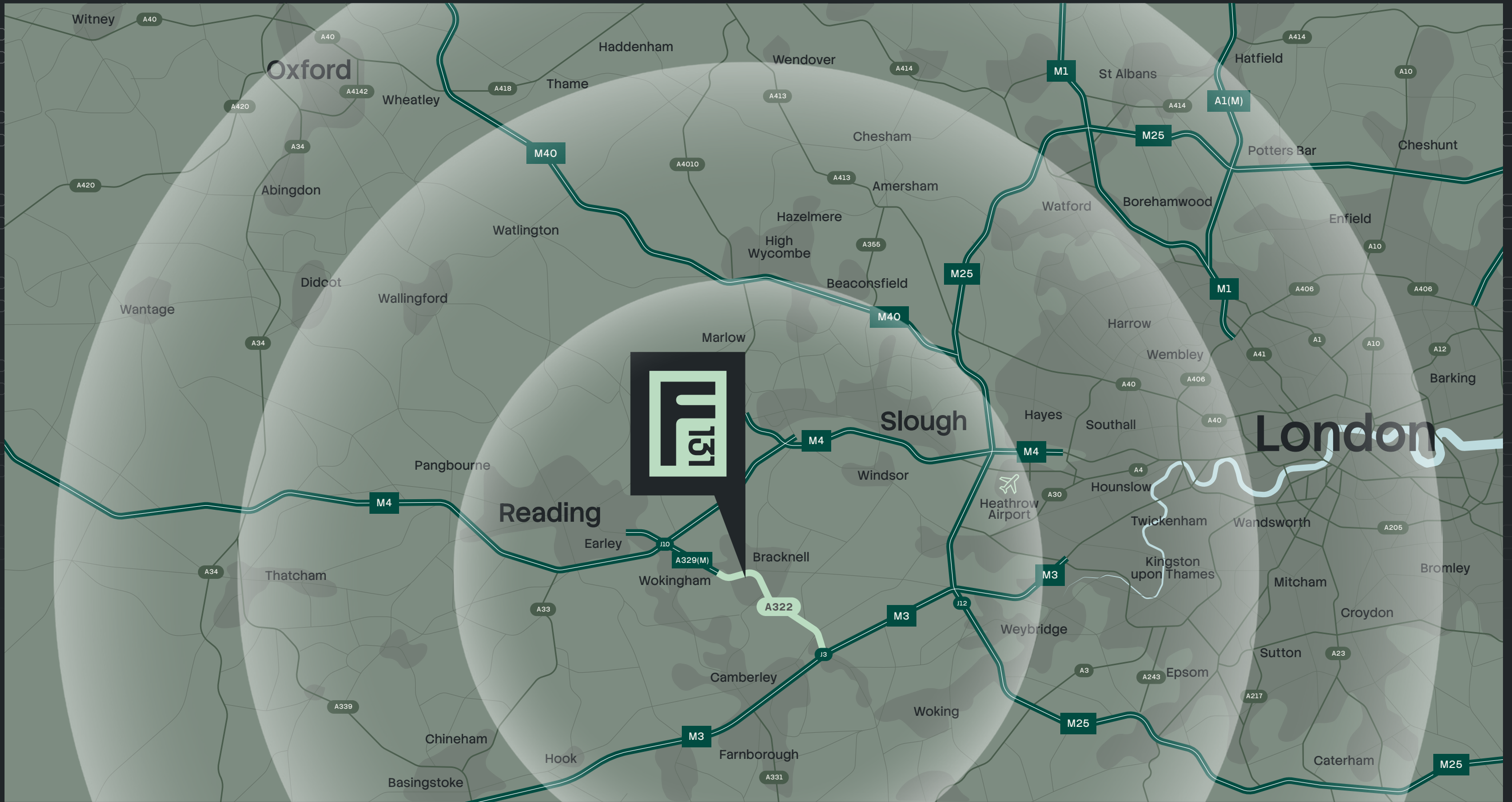
Heathrow Airport	25 miles	29 mins
Luton Airport	54 miles	64 mins



Reading	14 miles	24 mins
Slough	18 miles	26 mins
London	39 miles	65 mins
Southampton	55 miles	72 mins



Southampton Port	56 miles	73 mins
Portsmouth Intl.	60 miles	75 mins



DRIVE TIME

30 / 45 / 60 minutes

130,806

resident population

84,165

working-age residents,
representing 64.3% of
the population, above the
UK average of 62.8%

83.7%

economic activity rate,
significantly exceeding
the UK average of 75.5%

65,100

people in employment

DRIVING THE NEXT GENERATION OF OCCUPIERS

With 3.8MVA available, Fabric 131 has the capacity to support automation, advanced manufacturing, defence-related uses and other power-intensive operations.



3.8 MVA



Advance
manufacturing



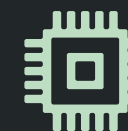
Automotive
and EV



Energy and
clean technology



Aerospace
and defence



Electronics and
tech manufacturing



Automated logistics
and fulfilment

FABRIC¹³¹



CBRE

Chris Knight
chris.knight@cbre.com
07872 822528

Tom Erxleben
tom.erxleben@cbre.com
07710 966234



Heather Harvey-Wood
heather.harvey-wood@cushwake.com
07917 423467

Alexander Doyle
alexander.doyle@cushwake.com
07515 857532

HOLLIS HOCKLEY

Nick Hardie
nick.hardie@hollishockley.co.uk
07732 473357

William Merrett-Clarke
william.merrett-clarke@hollishockley.co.uk
07774 269443

GRAFTONGATE

J.P.Morgan

