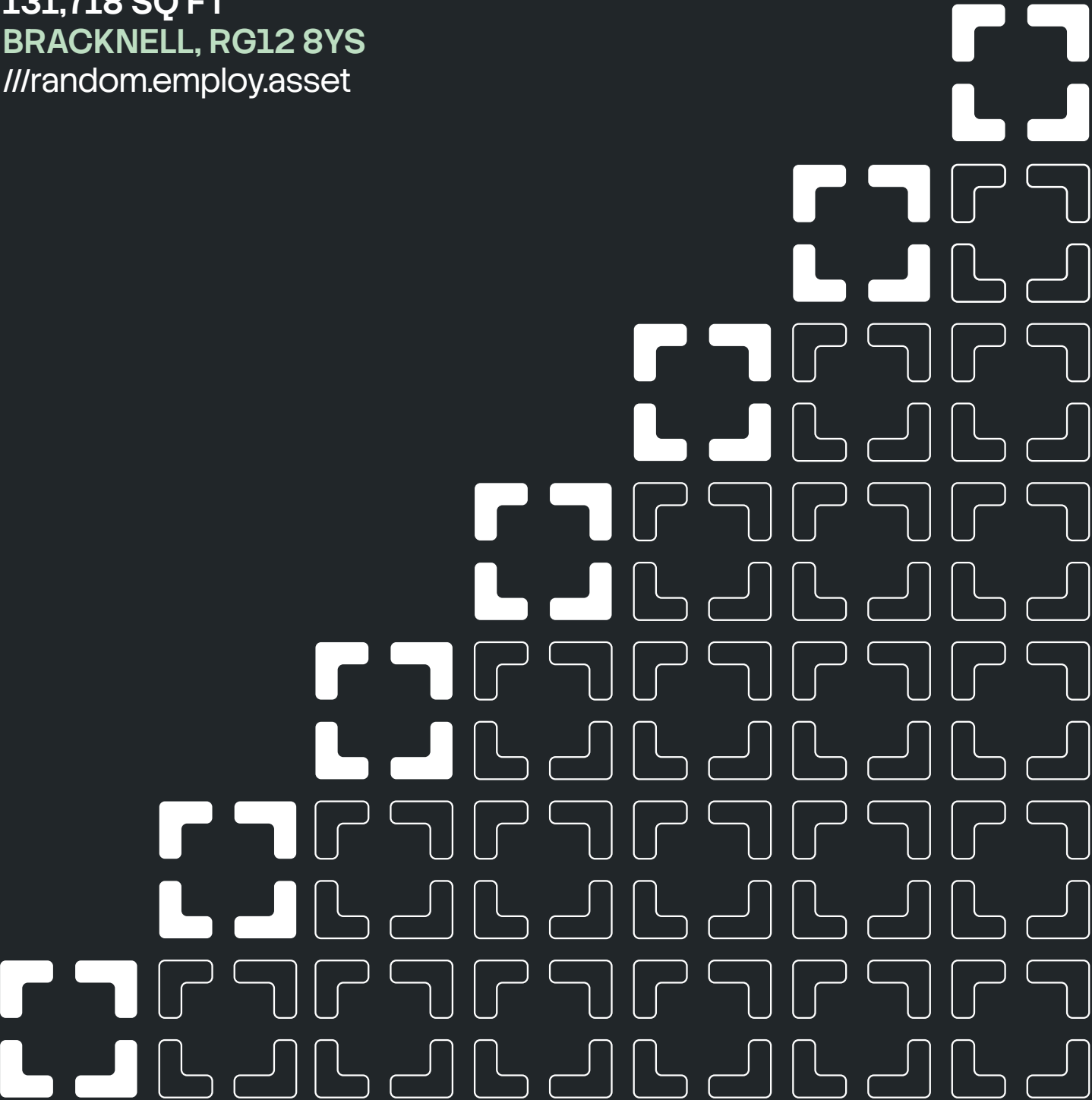




131,718 SQ FT
BRACKNELL, RG12 8YS
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FABRIC¹³¹

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

Office Entrance →

Yard Entrance



ELLESFIELD AVENUE



HGV Spaces
Min 16



Yard Depth
50m



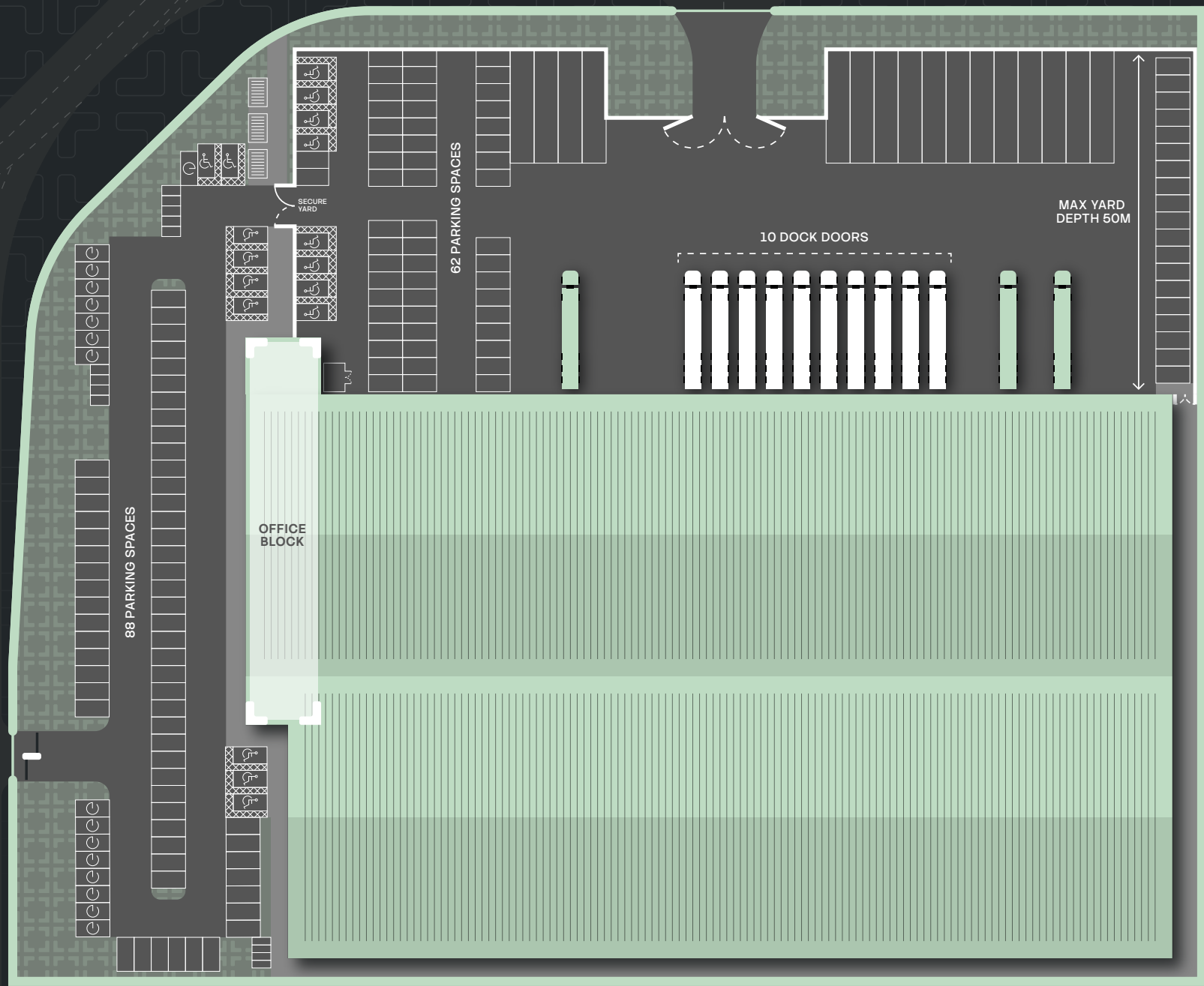
Power Supply
3.8MVA



Floor Loading
50 kN/m²



Office Content
XX%



	Sq ft GEA (Total)	Sq M GEA (Total)
Total	131,718	12,237



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.



17 EV Charging Points



10% Roof Lights



Chill Box Ready



Water Regulation Technology



100% LED Lighting



Targeting EPC A+



Solar PV Panels



Targeting BREEAM 'Excellent'



Landscaped Environment

FABRIC¹³¹



Longshot Industrial Estate



DALER 
ROWNEY



Wickes

Waitrose
Campus

John Lewis

access
SELF STORAGE

The Peel
Centre



Bracknell



London

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.

M4

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.



///random.employ.asset



View Google Maps



A322	1 mile	2 mins
M4 (Junction 10)	4 miles	6 mins
M3 (Junction 3)	6.7 miles	12 mins
M25 (Junction 12)	14 miles	23 mins



Heathrow Airport	25 miles	29 mins
Luton Airport	54 miles	64 mins
Gatwick Airport	45 miles	80 mins



Reading	9.7 miles	19 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
Bristol Port	94 miles	92 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

1M+

commutable population
within a 45 min drive

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



Advanced
manufacturing



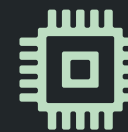
Automotive
and EV



Energy and
clean technology



Aerospace
and defence

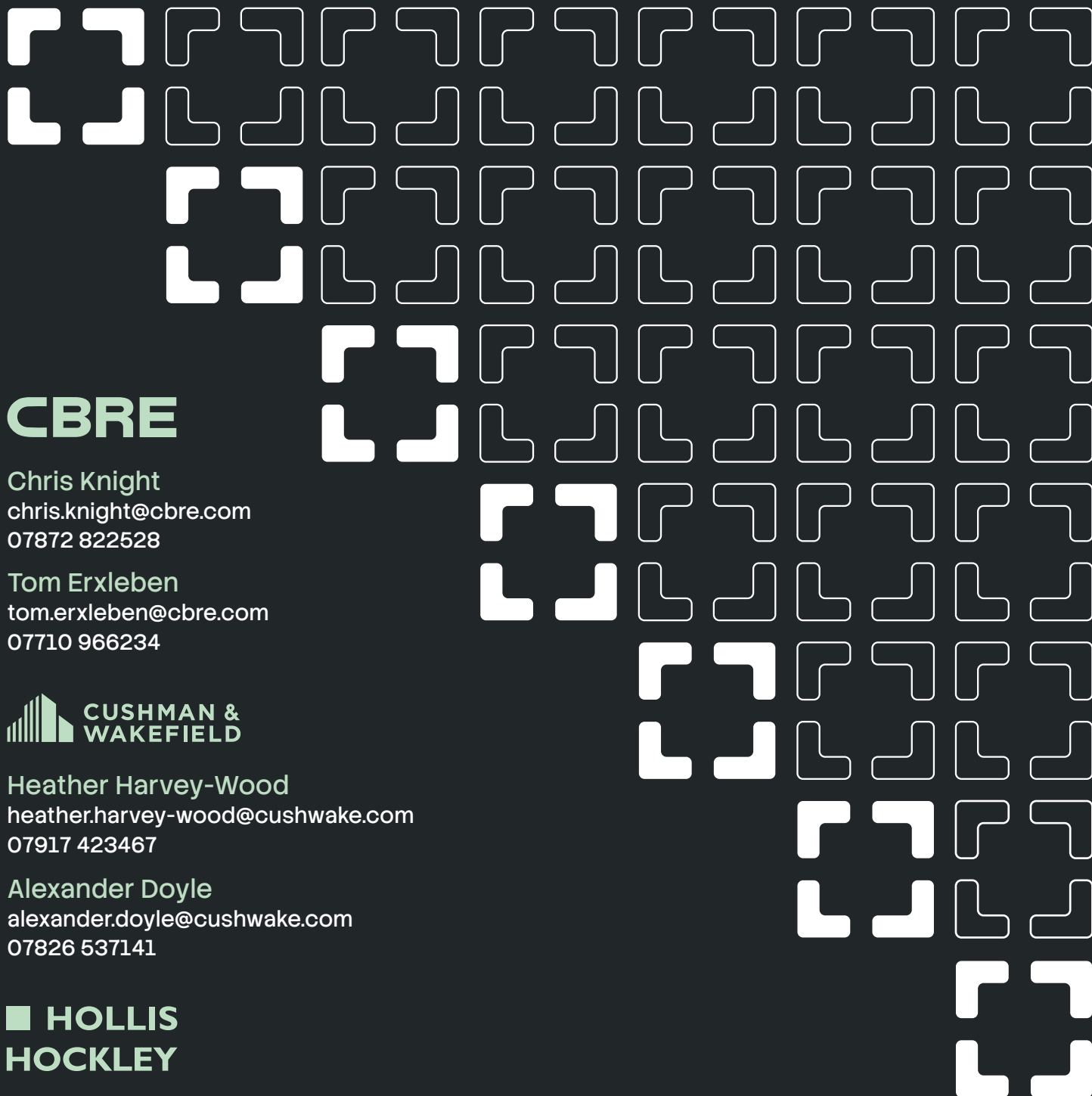


Electronics and
tech manufacturing



Automated logistics
and fulfilment

FABRIC¹³¹



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