ECO 52

BRACKNELL | RG12 8TN

52,097 SQ FT BRAND NEW SUSTAINABLE WAREHOUSE

HIGHLY SUSTAINABLE LOGISTICS

ECO 52 is a high-performing Carbon Net Zero warehouse in a prime logistics location.

The development comprises a self-contained warehouse unit with ancillary office space, totalling 52,097 sq ft and a very generous self-contained loading yard.

The development utilises the latest 'green' technologies and is designed to achieve BREEAM EXCELLENT and EPC A+ ratings.

WAREHOUSE EXTERIOR

HIGHLY SPECIFIED

State-of-the-art 52,097 sq ft detached warehouse featuring 7,847 sq ft of Grade A office space, secure yard and generous parking provision.

- 3.78 acre site & 31% site cover
- 66 car parking spaces
- 3 x dock level loading doors
- 2 x level access loading doors
- 520kVA power supply
- 50kN/m2 floor loading
- Fresh air supply via heat recovery and extract ventilation
- 10m clear internal height
- VRF/VRV heating and cooling
- 8 person passenger lift

Site plan not to scale.
For indicative purposes only.

THINK BIG

WAREHOUSE EXTERIOR

GREENER LOGISTICS

ECO52 is committed to making the change for a greener future by delivering energy savings, carbon reduction and creating a working environment to promote the wellbeing of its occupiers.

Targeting EPC A+

Targeting BREEAM Excellent

14 EV chargers

Constructed using recycled materials where possible

Green landscaping & living roof

Pedestrian & cycle links

Cycle parking shelters

Photovoltaic panels

Acoustic fencing

High performance insulation

LED lighting

Rainwater harvesting

BEST IN CLASS

WAREHOUSE INTERIOR

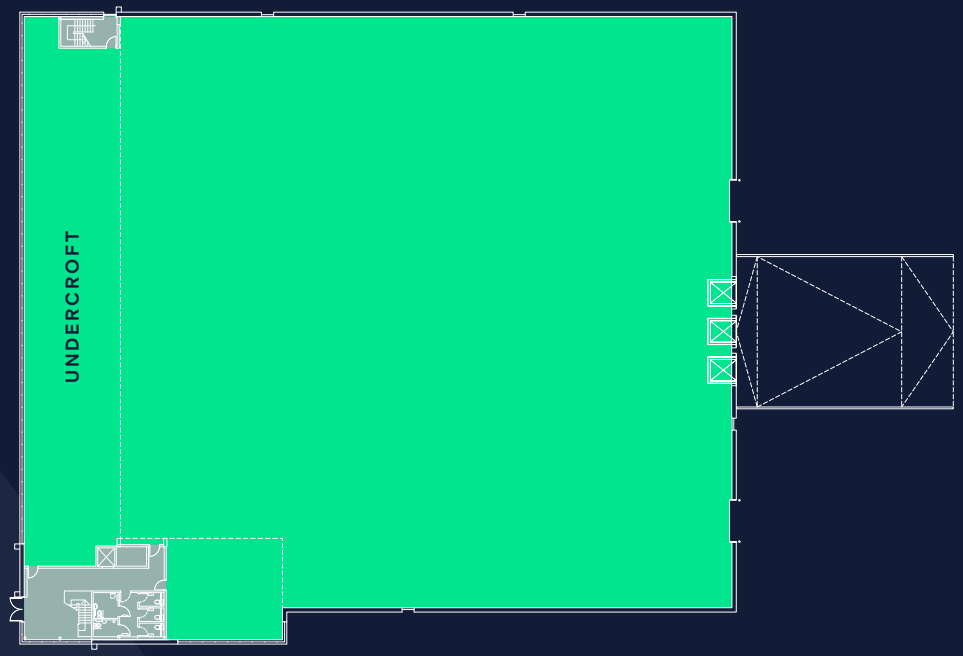
FLOOR PLANS

Floor	Use	Sq Ft	Sq M
First	Office	7,847	729
Ground	Warehouse	44,250	4,111
Total		52,097	4,840

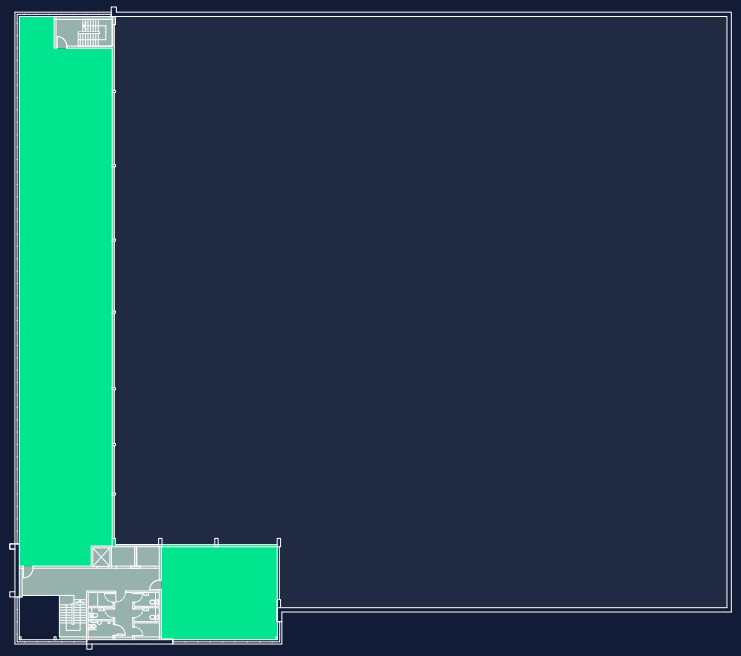
Measurements are GEA

Core
Floorspace

GROUND FLOOR - WAREHOUSE
44,250 SQ FT - 4,111 SQ M



FIRST FLOOR - OFFICE
7,847 SQ FT - 729 SQ M



Plans not to scale. For indicative purposes only.

LARGE LOADING YARD

WAREHOUSE

LOADING DOORS

GRADE A OFFICES

A STRATEGIC LOCATION

ECO 52 is strategically located on the A329(M), linking Bracknell to Reading as well as the M4 (J10) and M3 (J3) for easy access to both local and national markets.

London Heathrow airport can be reached in less than 30 minutes, while Bracknell station offers a direct connection to London Waterloo.

Local occupiers

Waitrose

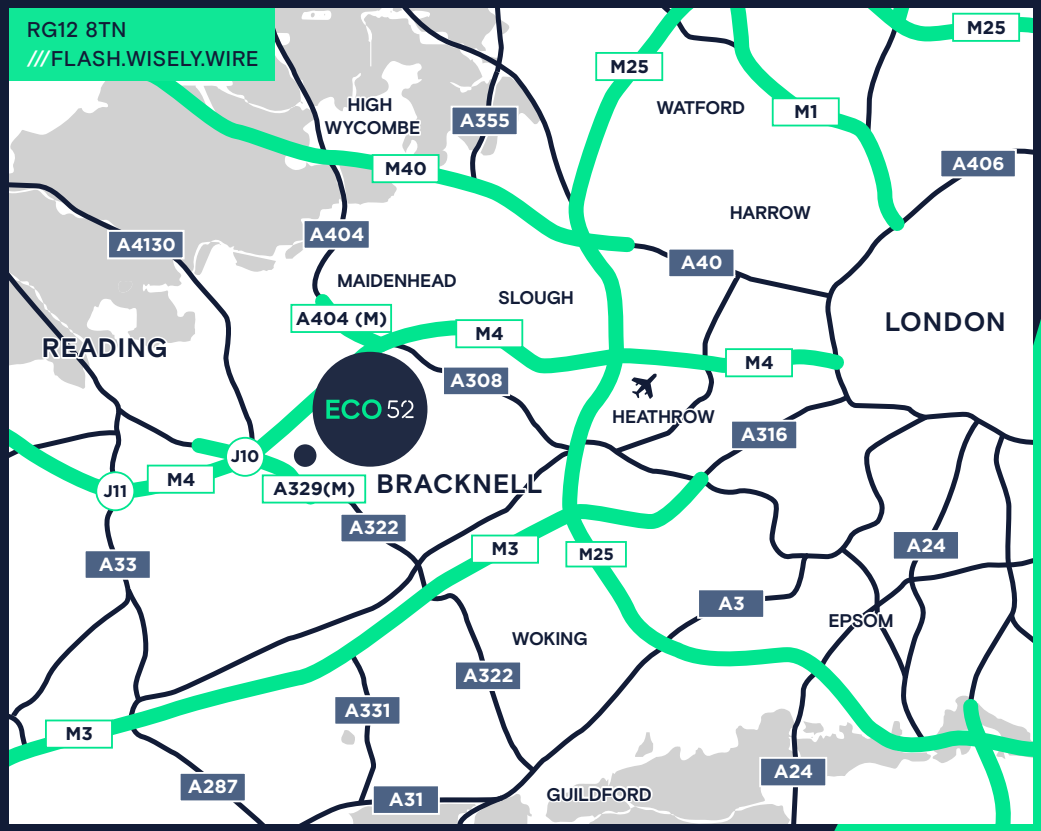
GXO

NEP

Carrier

DALER ROWNEY

BOND



Drive Times

A329(M) 0.6 miles	02 mins
M4 (J10) 3.4 miles	05 mins
Bracknell Town Centre 2.3 miles	06 mins
M3 (J3) 8.1 miles	14 mins
Reading 10.4 miles	16 mins
M25 (J15) 22 miles	24 mins
Heathrow 24 miles	28 mins
Central London 39.2 miles	65 mins

Drive times in minutes.
Source: Google Maps.

WHY BRACKNELL

Located in the heart of the Thames Valley, Bracknell is a great place for business.

Along with a skilled workforce and excellent connectivity it offers a vibrant town centre, accessible housing and beautiful green spaces.

The brand new town centre has seen the Lexicon become a regional destination, with more than 85 shops and restaurants.

81,500

Working age population in Bracknell – higher than the national average.

2,650

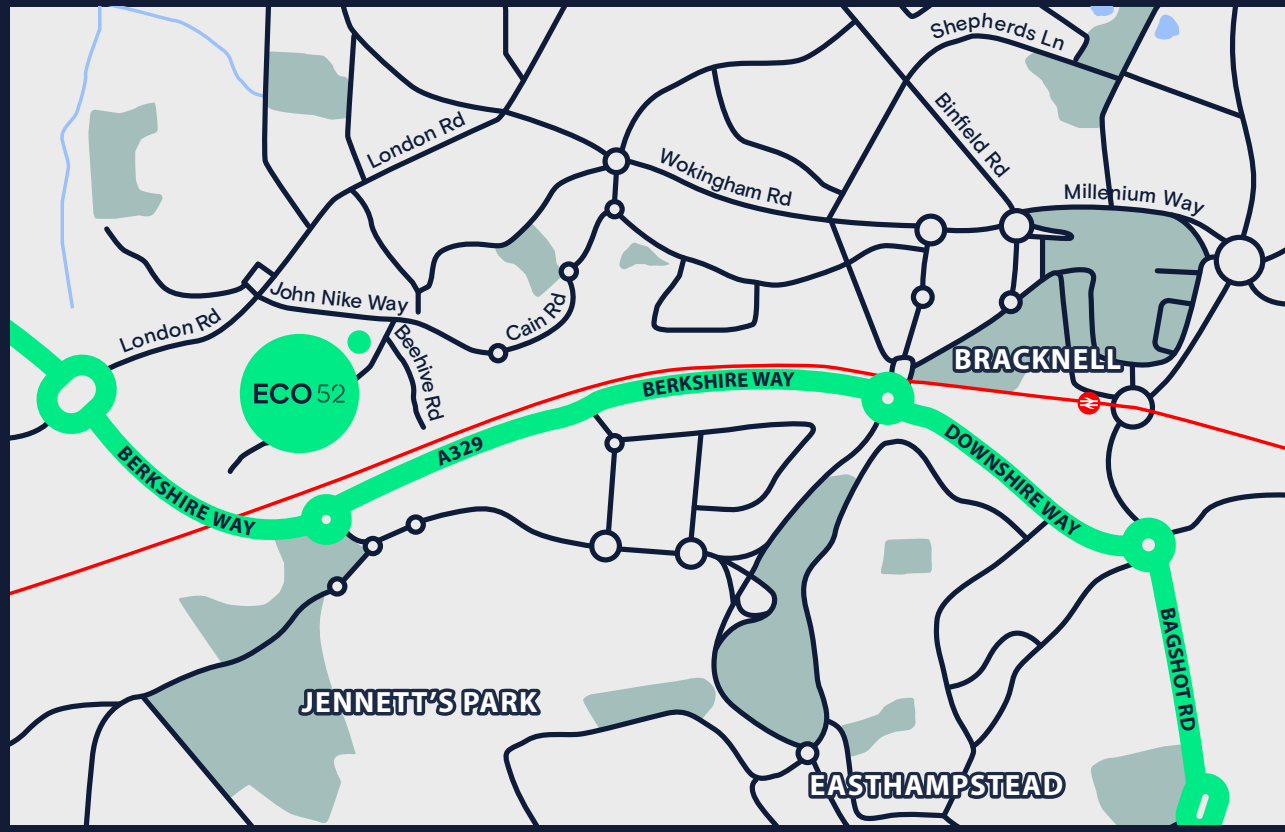
Employee jobs are in manufacturing, transport and storage.

750M

Has been invested in Bracknell Forest over the last decade.

50M

People can be reached in a 4.5 hour drive time.



FURTHER INFORMATION

A Development By:

Barwood. | BRIDGES Fund Management

EC052BRACKNELL.COM

///FLASH.WISELY.WIRE

VIEWINGS

Strictly through the sole letting agents:

HOLLIS HOCKLEY

WILL MERRETT-CLARKE
william.merrett-clarke@hollishockley.co.uk
07774 269 443

FREDDIE CHANDLER
freddie.chandler@hollishockley.co.uk
07935 769 627

TERMS

Upon application.

hatch real estate

PHILIP HUNTER
philip@hatch-re.com
07752 140 927

ARABELLA MACRAE
arabella@hatch-re.com
07771 166 935

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2026.

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