

52,097 SQ FT BRAND NEW  
SUSTAINABLE WAREHOUSE

AVAILABLE  
FEBRUARY  
2026

# ECO 52

BRACKNELL | RG12 8TN

///FLASH.WISELY.WIRE

# 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 CGI

# 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



69 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.



# GREENER LOGISTICS

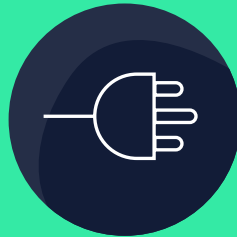
ECO52 is committed to making the change for a greener future by delivering energy savings, carbon reduction and creating a working environment to promote the wellbeing of its occupiers.



Targeting  
EPC A+



Targeting  
BREEAM  
Excellent



EV car  
charging



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



THE SPACE

THINK  
BIG



WAREHOUSE EXTERIOR CGI

# FLOOR PLANS

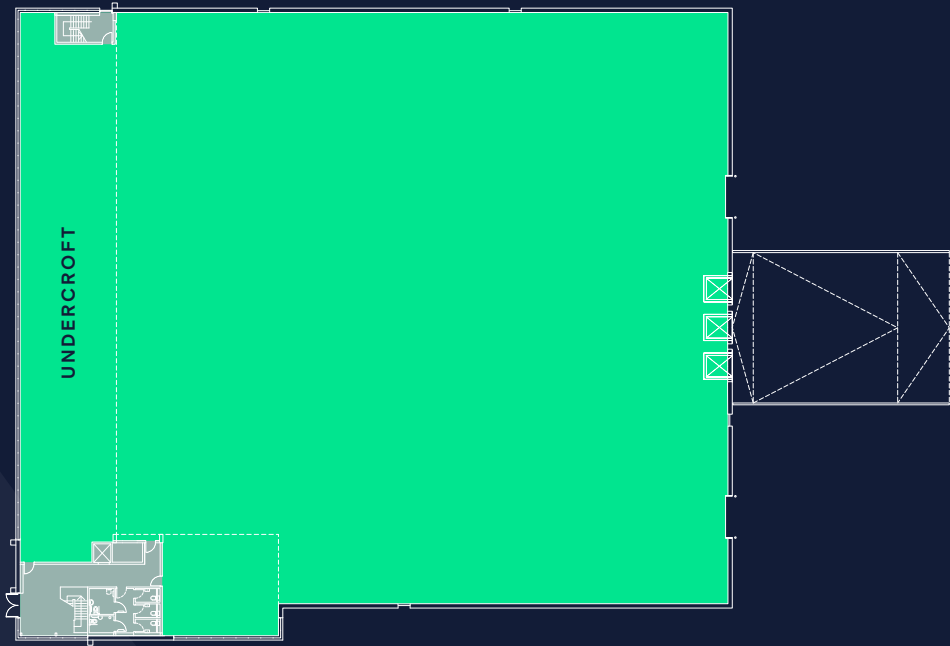
Floor	Use	Sq Ft	Sq M
First	Office	7,847	729
Ground	Warehouse	44,250	4,111
Total		52,097	4,840

Measurements are GEA

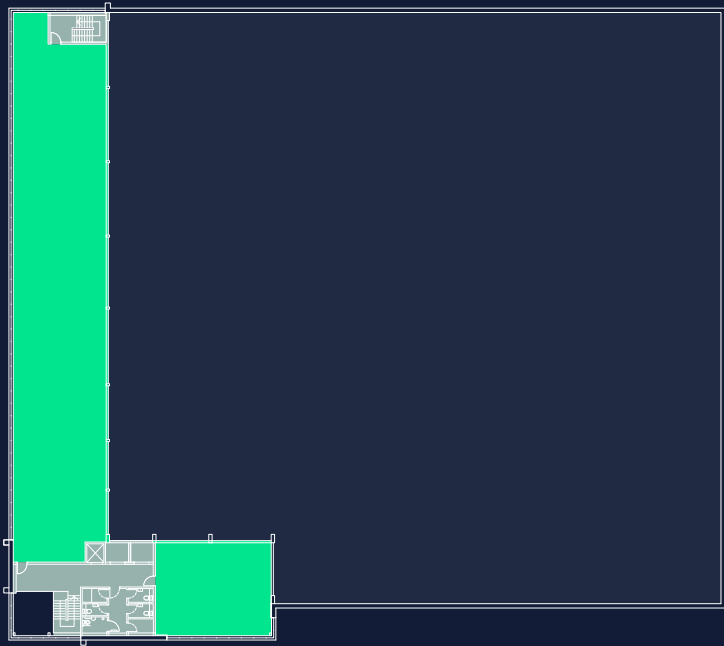
Core ●  
Floorspace ●



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.



# 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.



# 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

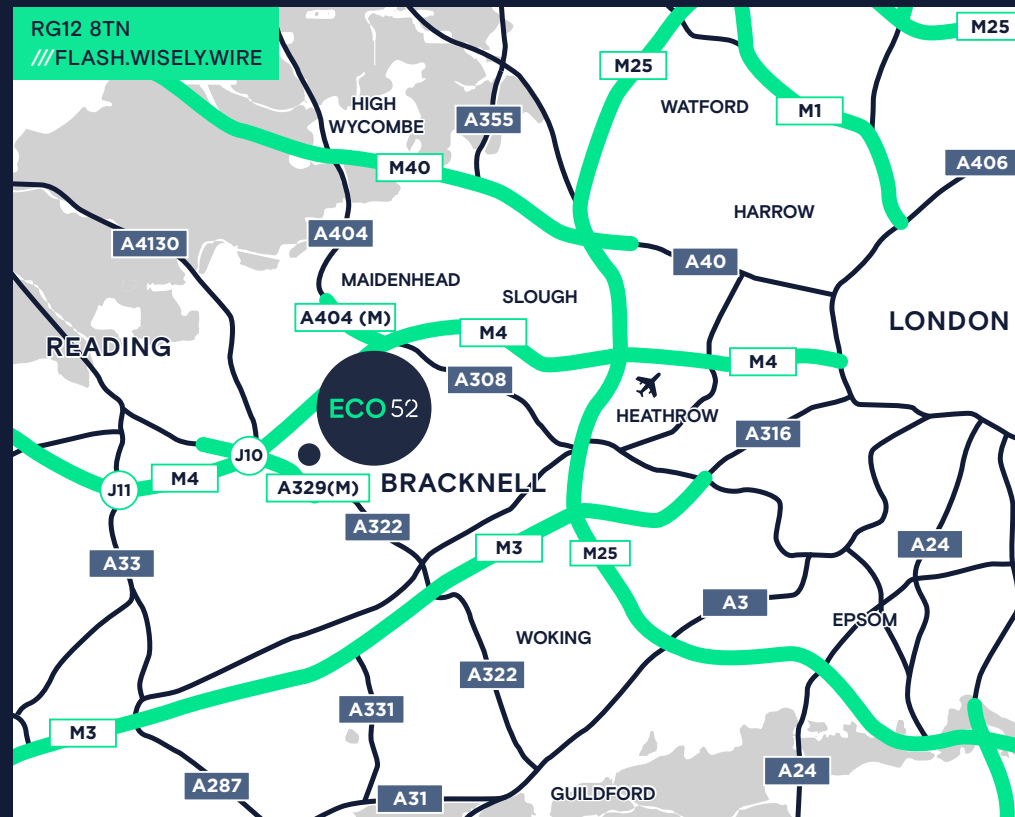
GXO

amazon

Boehringer  
Ingelheim

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.



# FURTHER INFORMATION

A Development By:

Barwood.

**BRIDGES**  
Fund Management

ECO52BRACKNELL.COM

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## VIEWINGS

Strictly through the sole  
letting agents:

 **HOLLIS  
HOCKLEY**

**WILL MERRETT-CLARKE**

[william.merrett-clarke@hollishockley.co.uk](mailto:william.merrett-clarke@hollishockley.co.uk)

07774 269 443

**FREDDIE CHANDLER**

[freddie.chandler@hollishockley.co.uk](mailto:freddie.chandler@hollishockley.co.uk)

07935 769 627

## TERMS

Upon application.

**hatch**  
real estate

**PHILIP HUNTER**

[philip@hatch-re.com](mailto:philip@hatch-re.com)

07752 140 927

**ARABELLA MACRAE**

[arabella@hatch-re.com](mailto: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. February 2026.

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