

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



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

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.



GREENER LOGISTICS



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

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.

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

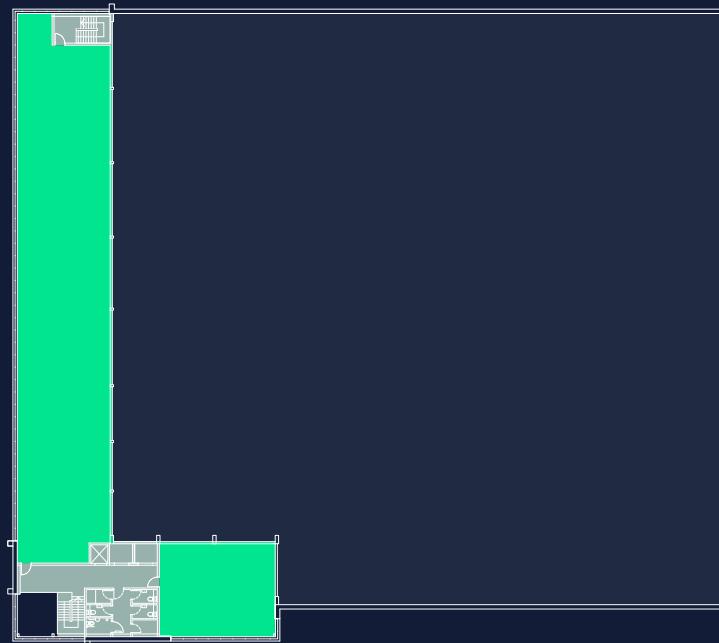
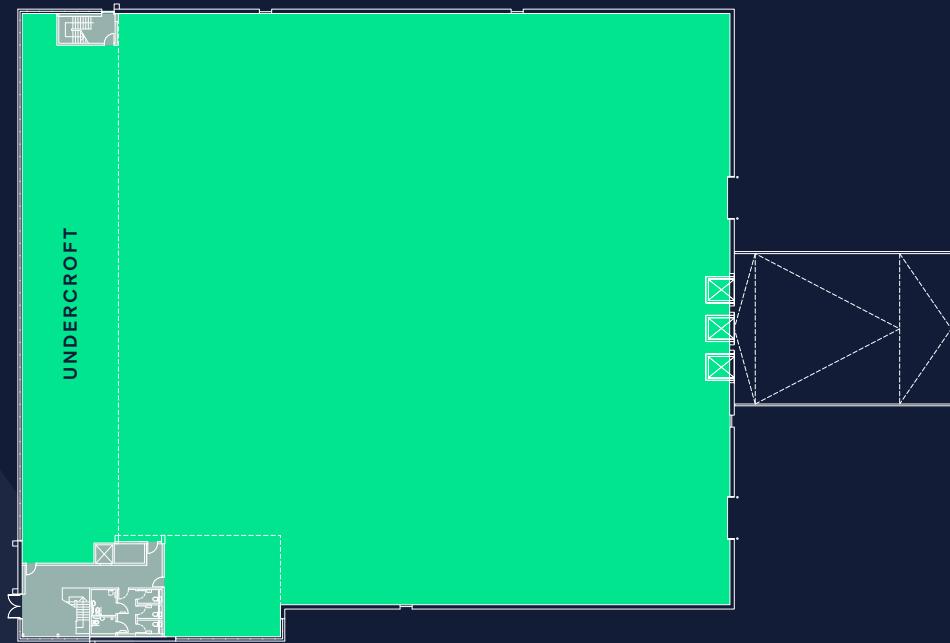
Core 
Floorspace 



Measurements are GEA

GROUND FLOOR - WAREHOUSE

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



Plans not to scale. For indicative purposes only.

WHY BRACKNELL



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.



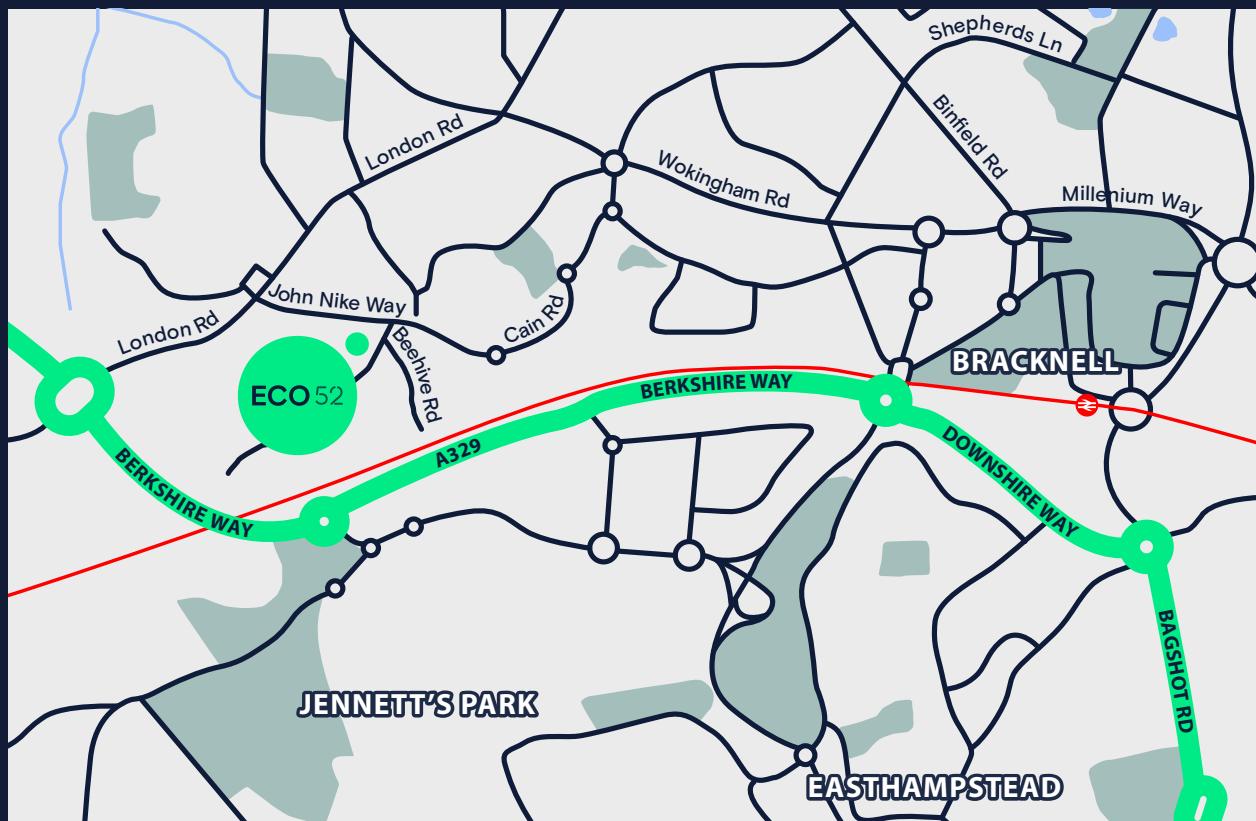
50M

People can be reached in a 4.5 hour drive time.

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.



A STRATEGIC LOCATION

Local occupiers

Waitrose

GXO

amazon

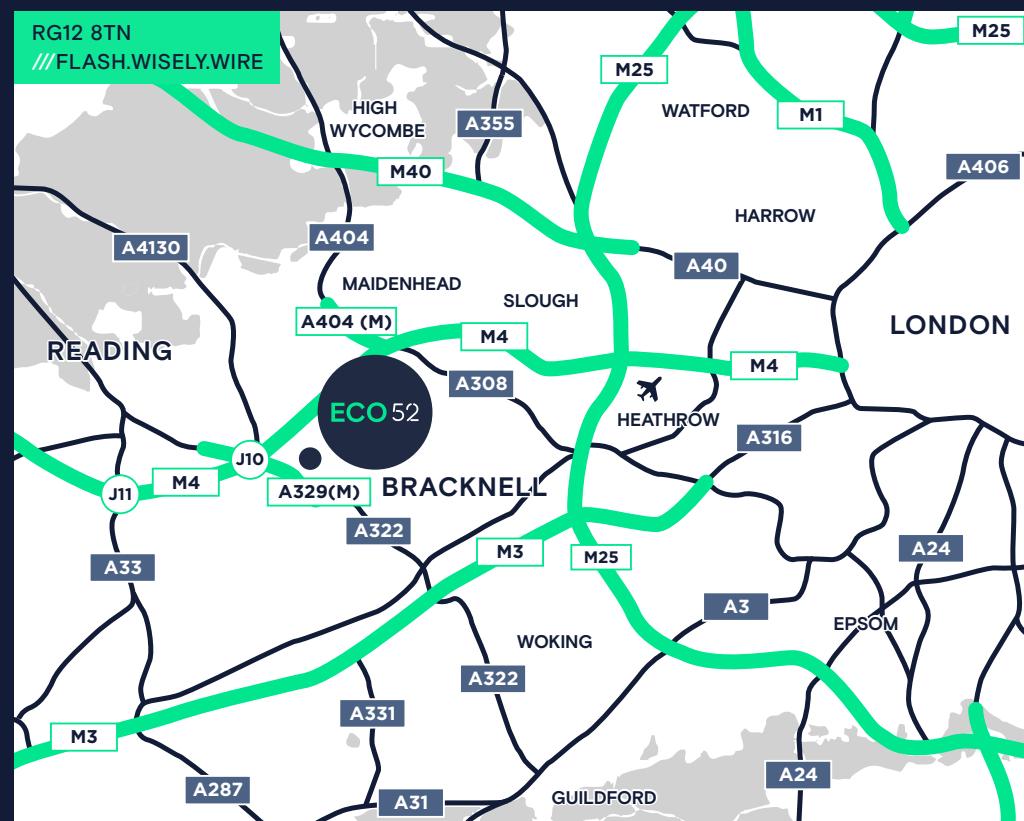
Boehringer
Ingelheim

DALER
ROWNEY

BOND

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.



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

EC052BRACKNELL.COM

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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. February 2026.

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