

Modern space



Stylus House, London Road, Bracknell, RG12 2UT

Modern conveniently located well presented open plan air conditioned offices with fitted meeting rooms and on site parking.

Available Size	1,270 sq ft / 117.99 sq m
Rent	£16 per sq ft subject to contract and lease term
Service Charge	£5 per sq ft for guidance, charged at cost.
Rates Payable	£9.25 per sq ft for guidance purposes.
EPC Rating	B

KEY POINTS

- Air conditioned, lift access, on site parking
- Bookable ground floor board room / client meeting area
- Modern well presented space
- Business friendly lease length subject to contract
- Sensibly priced quoting rent

Description

Forming the top floor of a modern three storey detached office with an attractive reception, passenger lift, stair access, communal facilities and bookable board room. All managed on site by the owners who occupy the first floor and share the generous rear mainly under cover car park. The second floor is primarily open plan which also includes four individual rooms for meetings quiet space, or management space. Air conditioned with a modern metal ceiling and LED daylight lighting complementing good natural light with windows on all four elevations.

Location

Stylus House occupies a great position on London Road, close to the town centre with easy dual carriageway access to the M3 / M4 as well as normal road access to the surrounding towns and villages neighbouring Ascot. Bracknell's main line station connects Reading and London. Shopping and town centre facilities are all close at hand.

Accommodation

The accommodation comprises the following areas:

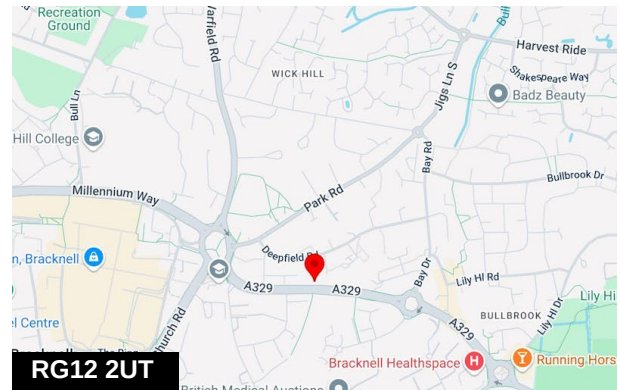
Name	sq ft	sq m	Availability
2nd - Top floor office suite	1,270	117.99	Available
Total	1,270	117.99	

Viewings

All viewings are by appointment through the owner's letting agent Christopher Thomas.

Terms

A new lease at a rental guide of £16.00 per sq.ft. subject to lease length and financial status.



Viewing & Further Information

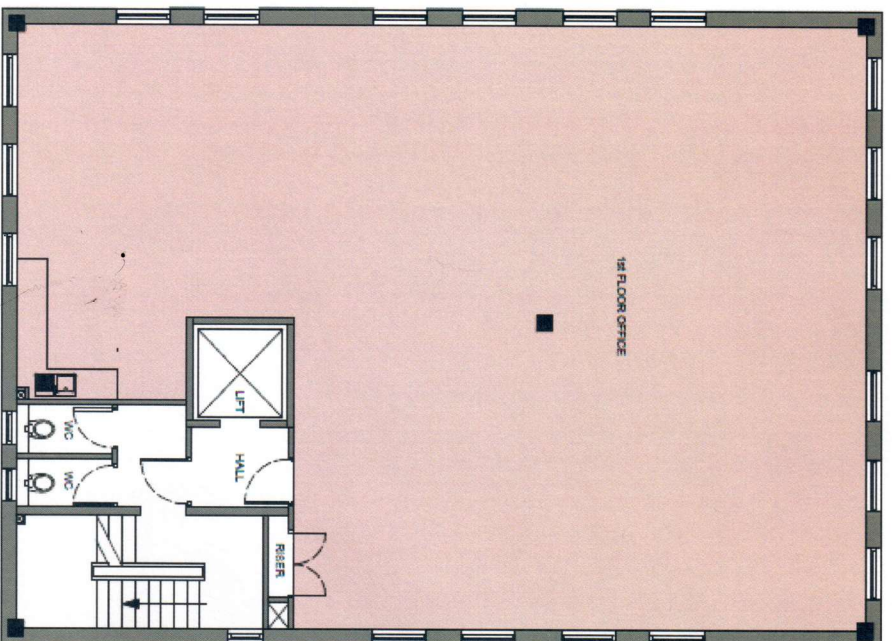
Christopher Thomas

01753 839390 | 07770 768342

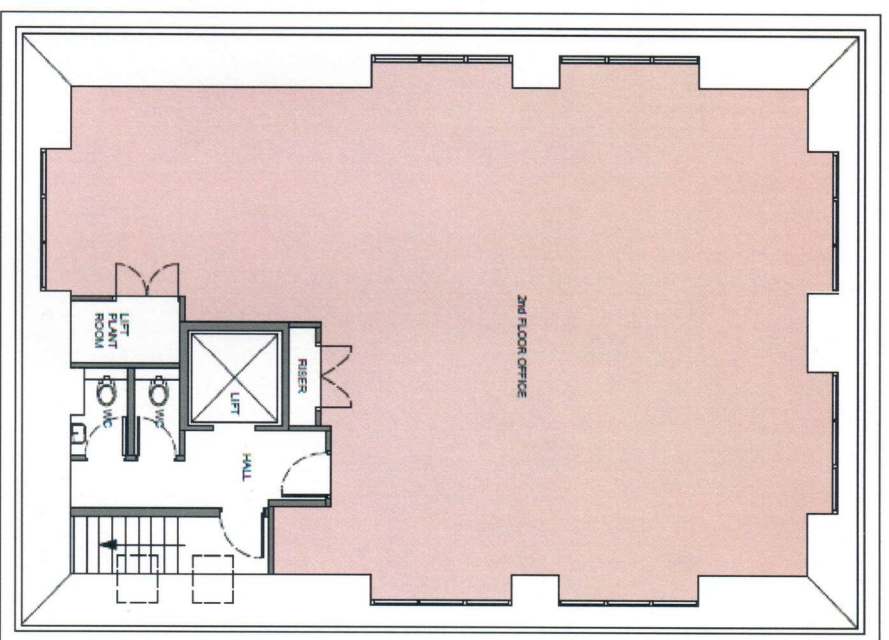
ct@chthomas.com

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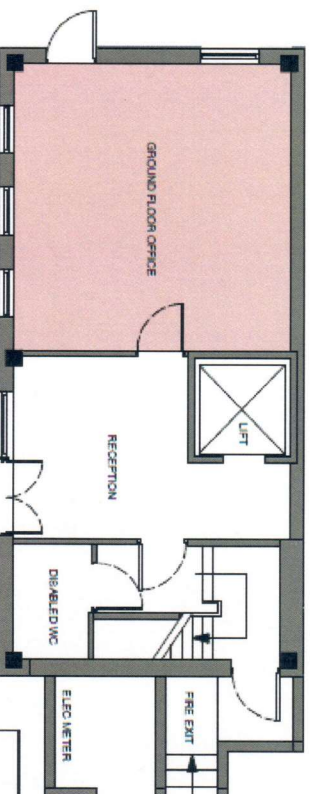




1st Floor Plan (Scale 1:100)



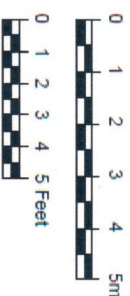
2nd Floor Plan (Scale 1:100)



Ground Floor Plan (Scale 1:100)

N/A:
Ground Floor: 301 SQ FT / 28 SQM
1st Floor: 1,754 SQ FT / 163 SQM
2nd Floor: 1,270 SQ FT / 118 SQM
Total: 3,326 SQ FT / 309 SQM

Scale: 1:100 @A3



Notes:

Address: Stylus House, London Road,
Bracknell, RG12 2UT

Scale: 1:100 @A3

Date: 24/05/2024



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