



Columbia Bracknell Ltd Columbia Centre, Station Road, Bracknell RG12 1LP

TO LET

Grade A Offices Adjacent to the Station
Parking Ratio 1:333 Sq Ft

1,998 Sq Ft
(186 Sq M)

Columbia Bracknell Ltd Columbia Centre, Station Road, Bracknell RG12 1LP

DESCRIPTION

Columbia benefits from a great range of in-house and town centre amenities. The building offers high quality Grade A office space on flexible lease terms. Columbia is situated in the heart of Bracknell town centre a short distance away from Bracknell train station, the Lexicon and other shopping retail parks.

- ✓ Partially fitted space
- ✓ Kitchenette included
- ✓ Raised Floors
- ✓ LED lighting
- ✓ Carpeted
- ✓ 6 car parking spaces

LOCATION

Columbia is located in the centre of Bracknell with close proximity to the train station and Lexicon shopping centre. Bracknell benefits from excellent road connections to both the M4 via the A329M and the M3 via the A322. Bracknell train station has a regular service into London Waterloo and Reading station can be reached in approximately 20 minutes.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,998	186

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

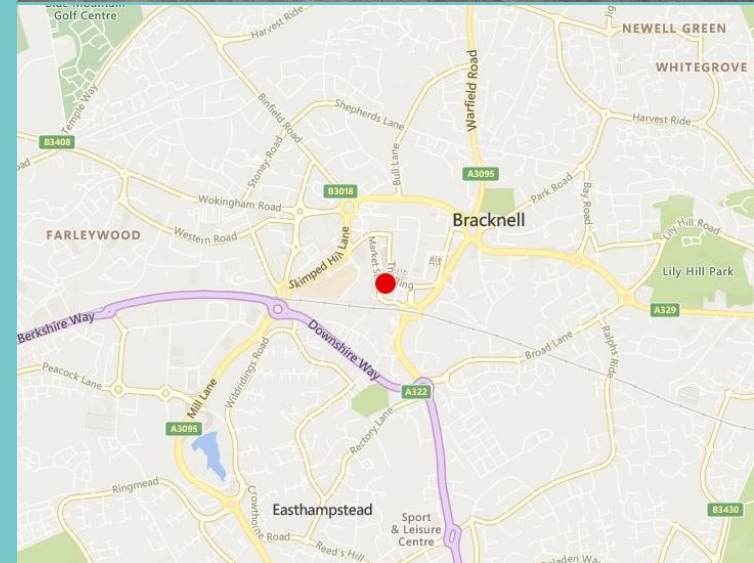
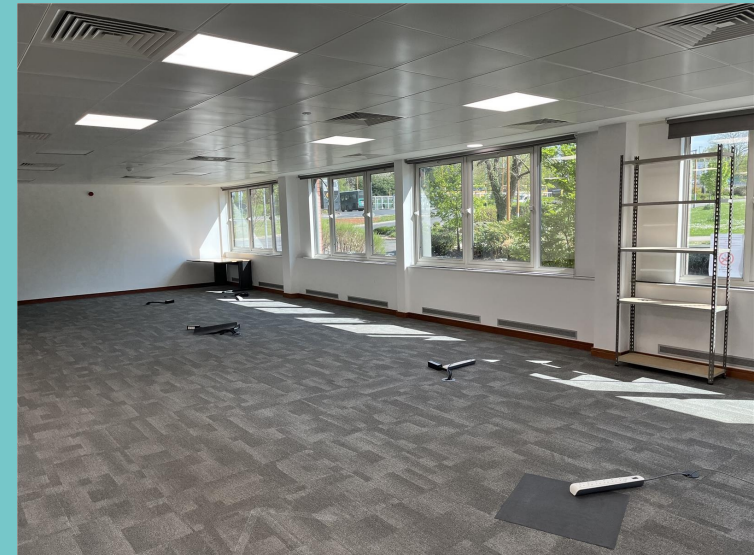
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The lease is available by way of assignment or sub-lease to 5th February 2024.

EPC C(64)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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