

STYLUS HOUSE

LONDON ROAD | BRACKNELL

RG12 2UT



**CENTRALLY LOCATED OPEN PLAN OFFICE SPACE
WITH GOOD PARKING**

TO LET - 1,721 TO 2,035 SQ FT (159.89 TO 189.06 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- Train station within walking distance
- Good parking with electric charge points
- Air conditioned
- Kitchen
- LED lighting throughout
- Raised flooring

LOCATION

The building is located in a prominent position along London Road and close to Bracknell town centre with all its amenities.

The main line train station serving both London Waterloo and Reading is within walking distance.

DESCRIPTION

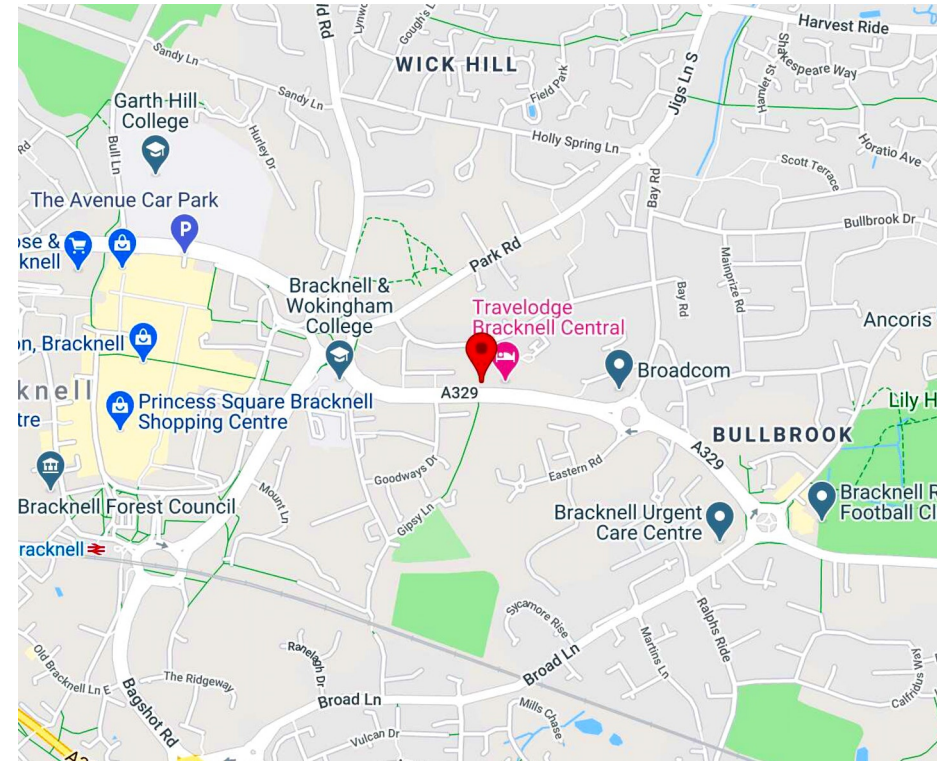
Stylus House is a high quality three storey office building. The available space is located on the ground and first floors and has just been refurbished.

The first floor space is open plan with a kitchen/staff breakout area and also benefits from air conditioning, fresh air ventilation, raised access flooring and brand new LED lighting.

The car parking is located at the rear of the property and benefits from electric charging points.

SPECIFICATION

Open plan
Air conditioning
Fresh air ventilation
Metal ceiling tiles
Kitchen
LED lighting
Raised access flooring
Good parking with electric charging points



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SUMMARY

- Rent: £17.50 per sq ft
- Available Size: 1,721 to 2,035 sq ft
- Rateable Value:
- Rates Payable: £7.95 per sq ft Plus circa £132 payable PA rates per parking space. Parties should make their own enquiries with the rating authority
- Service Charge: £5.50 per sq ft Plus electricity & ref EPC: C (53)



TERMS

A new full repairing and insuring lease is available direct from the landlord on flexible terms to be agreed.

VIEWINGS & INFORMATION



Steve Barrett

T 01252 816061

M 07894 899728

E steve.barrett@hurstwarne.co.uk

ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	314	29.17	Available
1st	1,721	159.89	Available
TOTAL	2,035	189.06	

Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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