



Contemporary office space for today's business occupier

Suite 1.4

329 Bracknell, Doncastle Road, Bracknell,
RG12 8PE

Office

TO LET

1,744 sq ft

(162.02 sq m)

- Superfast fibre-optic link
- Comfort cooling and heating
- Excellent car parking ratio 1:195 sq ft
- Concierge service during business hours
- Wi-Fi enabled
- Café/break out facility
- Stylish meeting rooms for hire
- Shower facilities
- Secure 24/7 access

Summary

Available Size	1,744 sq ft
Rent	£27.50 per sq ft
Rates Payable	£8.16 per sq ft Please check these figures with the Local Authority.
Service Charge	£7.82 per sq ft Approx
EPC Rating	C (75)

Description

The Building has undergone an extensive internal and external refurbishment to provide modern high specification offices. Within each suite there is heating and cooling air conditioning, perimeter trunking and a kitchenette. The building offers male & female wc's and showers on each floor, 24 hour access, a super fast fibre optic link, on site meeting rooms, an impressive manned reception area plus excellent on site parking.

Location

329 Bracknell is situated just off the A329(M) which provides excellent access to Junction 10 of the M4 (Approx. 4 miles drive). Bracknell Town Centre is within walking distance which has an array of amenities including shops, restaurants, banks etc. The Town Centre is currently undergoing a regeneration estimated to be costing £240 million. The Mainline Station provides services to London Waterloo and Reading.

Accommodation

Name	Sq ft	Sq m	Availability
1st - Suite 1.4	1,744	162.02	Available
Total	1,744	162.02	

Terms

A New Full Repairing & Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

Business Rates

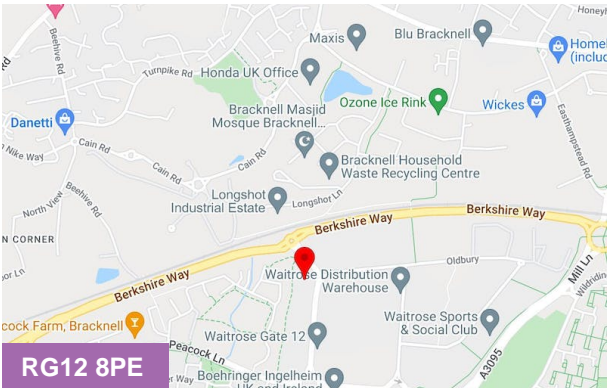
The Tenant will be responsible for paying Business Rates direct with the Local Authority.

Legal Costs

Each party to pay their own legal costs.

VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



Viewing & Further Information



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