



Business Unit with Parking

Ground Floor

Unit 2 E-Centre, Easthampstead Road,
Bracknell, RG12 1NF

Industrial

TO LET

2,672 sq ft

(248.24 sq m)

- High Quality Business Park
- Wide Loading Door
- Separate Front Entrance
- Allocated parking
- 3-phase power
- Fibre broadband connectivity
- Air Conditioning & LED Lighting

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Summary

Available Size	2,672 sq ft
Rent	£18.50 per sq ft
Rates Payable	£7 per sq ft Approx. Please check these figures with the Local Authority.
Rateable Value	£37,500
Service Charge	£3.50 per sq ft Estimate
EPC Rating	C (58)

Description

The E-Centre is a modern development of brick and tile business units, benefiting from significant recent investment in an attractive landscaped environment. The ground floor offers high ceilings (3m+) with exposed services and a vehicle accessible shutter door. There is Landlord installed air conditioning and LED lighting.

Location

The E-Centre is positioned close to Bracknell town centre. It is conveniently located near major amenities including the Peel Shopping Centre, cafés, restaurants and hotels. The adjacent Beneficial House provides House of Fisher serviced apartments and a Gym. There is good access to both the M3 & M4 by car and Bracknell mainline railway station, with services to Reading and Waterloo is within walking distance (10–15 minutes). Bracknell is located in the heart of the Thames Valley with an affluent catchment area, close to Ascot, Wokingham, Windsor and Maidenhead.

Accommodation

Name	sq ft	sq m
Ground - Showroom / Store	2,672	248.24

Viewings

By arrangement with the agents.

Terms

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

Business Rates

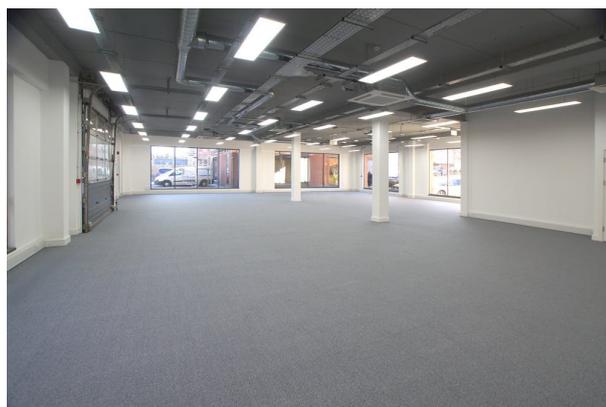
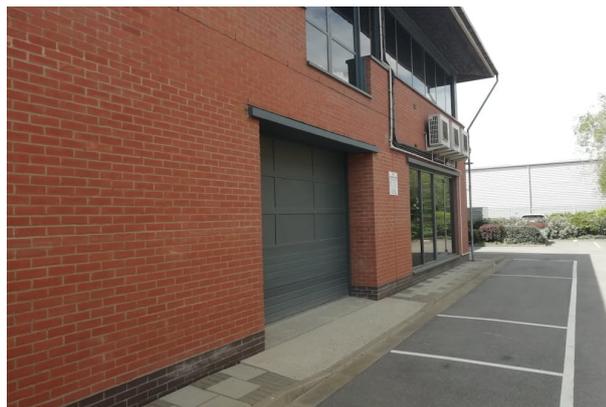
The Tenant will be responsible for paying Business Rates direct to the Local Authority.

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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