



3 Retails Units in Binfield Village.

Units 5, 6 & 7 Oakmede Place

Binfield, RG42 4JF

Retail

TO LET

618 to 2,181 sq ft

(57.41 to 202.62 sq m)

- Newly Refurbished Retails Units in the Centre of Vibrant Binfield Village
- Each Unit has WC (disabled), LED Lighting & Comfort Heating/Cooling
- Public Parking to the Front of Units
- 1 Allocated Parking Space per Unit
- Close to Bracknell Town Centre and Business Districts

Units 5, 6 & 7 Oakmede Place, Binfield, RG42 4JF

Summary

Available Size	618 to 2,181 sq ft
Service Charge	£1.78 per sq ft Subject to annual variances
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

These 3, newly refurbished Ground Floor units are available in shell condition. There is LED Lighting, Comforting Heating/Cooling Units and Disabled WC facilities to the rear of each unit. As well as Village Residents, these retail units service local offices in the Oakmede development.

There is plenty of public parking to the front of the units and each unit comes with 1 allocated parking space.

Please note that the following uses CANNOT currently be considered as these uses will be competing with existing tenants:

Convenience Store, Florist, Barbers & Nails/Beauty

Location

Binfield is a busy, vibrant community. Oakmede Court is located in the centre of the Village, adjacent to the busy Social Club and School. The Village is only a few minutes drive from Bracknell Town Centre and Business District.

Accommodation

The accommodation comprises the following areas:

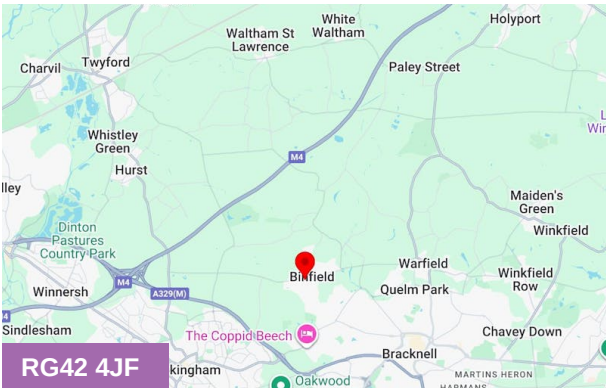
Name	sq ft	Rent	Rates Payable	EPC
Ground - Unit 5	618	£16,500 /annum	£7,859.25 /annum	B (42)
Ground - Unit 6	693	£18,000 /annum	£8,083.80 /annum	B (32)
Ground - Unit 7	870	£18,500 /annum	£10,129.70 /annum	B (30)
Total	2,181			

Viewings

Viewings by Appointment only with The Agent

Terms

Subletting with Head Lease finishing November 2030



Viewing & Further Information



Lucy Kirkup
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk