



Contemporary, Ground Floor Office Space located on the  
Outskirts of Binfield & Bracknell

## 4 Brooklands Farm Business Park

Bottle Lane, Bracknell, RG42 5QX

Office

# TO LET

**762 sq ft**

(70.79 sq m)

- Set in beautiful rural setting on outskirts of Binfield Village
- Easy access to A329 (M) & M4
- Contemporary office space with meeting room
- Kitchen
- Excellent Parking
- Male & Female WCs

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## Summary

Available Size	762 sq ft
Rent	£16,000 per annum
Rates Payable	£6,362.25 per annum approx. Please check these figures with the Local Authority
Rateable Value	£12,750
Service Charge	£3.20 per sq ft Current running costs. More details available.
EPC Rating	C (66)

## Description

On the outskirts of Binfield and Bracknell, this bright and airy unit offers contemporary office space with a 'country' feel . The beamed premises provides open plan space with a Meeting/Break Out room. Facilities include a Kitchen and Male & Female WCs. There are 5 allocated parking spaces with the option to negotiate additional spaces if required

## Location

Brooklands Farm Business Park is located 2 miles north of Binfield Village and 4 miles from central Bracknell and the facilities offered by the renowned Lexicon Shopping Centre.

There is easy access to the A329 (M) and J10 of M4 providing good links to the M25, Heathrow, London and the South West. J3 of the M3 can be accessed via the A322 dual carriageway from Bracknell.

## Accommodation

Name	sq ft	sq m
Ground	762	70.79

## Viewings

Viewings are by agent appointment only

## Terms

This unit is available by way of a lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

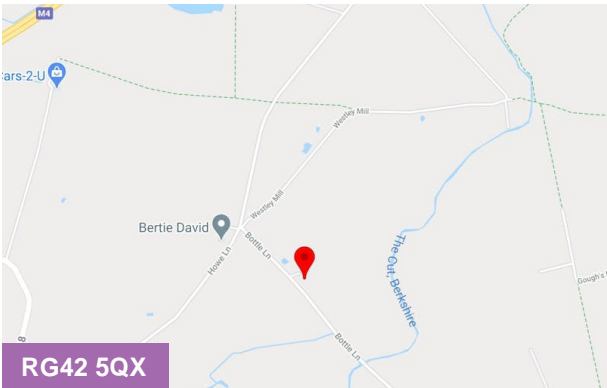
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for paying their own legal costs

## VAT

All figure quoted are exclusive of VAT which we understand will be chargeable.



## Viewing & Further Information



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