

High quality office building situated in the heart of Bracknell town centre







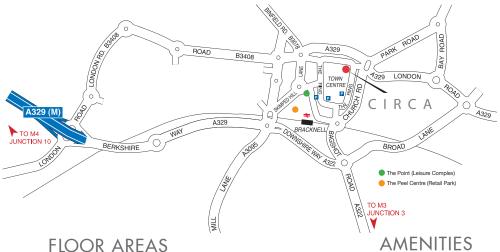
LOCATION

The property is prominently situated in the town centre on The Ring, close to the town centre retail and leisure amenities and a 5 minute walk to Bracknell mainline station.

DESCRIPTION

A town centre office building with an innovative architectural style.

The office accommodation is arranged over ground and three upper floors with secure basement car parking. The available space comprises a self-contained ground floor suite and the whole 2nd floor. The accommodation is open plan, offering complete flexibility, and has the benefit of excellent natural light.



HUNTRESS

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SABA

3,950 sq ft

6,770 sq ft

10,720 sq ft

Part Ground Floor

Part Ground Floor

First Floor

Second Floor

Total Available

Third Floor

AMENITIES

- Four pipe fan coil airconditioning
- Full access raised floors (110mm clear void)
- Suspended Ceilings with Category II lighting
- Manned reception

- Male & Female WC's on each floor
- Floor to ceiling height of 2.7m

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- 2 x 13 person passenger lifts
- A total of 97 on site car parking spaces (1:261 sq ft net)

Second floor plan



Ground floor plan LET TO HUNTRESS **TERMS**

995.92 sq m

366.97 sq m

628.95 sq m

The property is held on a lease expiring in March 2023. A new, flexible sublease is available on terms to be agreed. Competitive rental packages available to reflect lease term. **Guy Parkes** Tel 0118 907 1299 gparkes@ra-re.co.uk

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