PageHardyHarris
your property is our business



Self Contained Office Building

London Court

London Road, Bracknell, RG12 2UT

Office

TO LET

1,386 sq ft

(128.76 sq m)

- Allocated on-site parking
- Short walk to The Lexicon and train station
- Comfort heating and cooling
- Suspended ceiling with recessed lighting
- WC and kitchen facilities

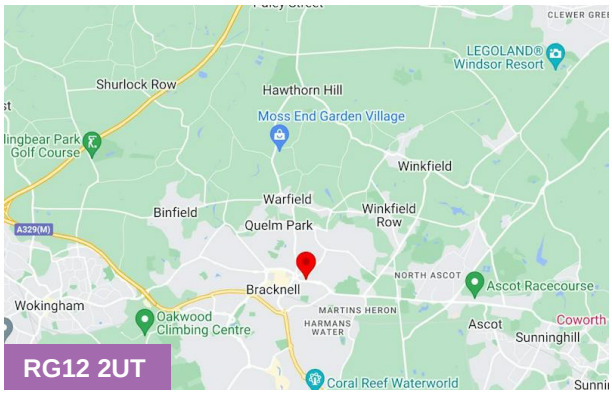
London Court, London Road, Bracknell, RG12 2UT

Summary

Available Size	1,386 sq ft
Rent	£20 per sq ft
Rates Payable	£8.10 per sq ft approx, from April 2026.
Rateable Value	£26,000
Service Charge	£5 per sq ft
Car Parking	5 allocated parking spaces
EPC Rating	Upon enquiry







Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - Part Ground Floor	1,386	128.76

Description

This ground floor suite provides modern office space. The suite largely comprises of open plan office space but there are two large meeting rooms as well as fitted kitchen and large comms room. The unit benefits from heating and cooling air conditioning, suspended ceilings, private parking, 9 person passenger lift, male and female WCs and a welcoming reception area.

Location

London Court is a short walk to the town centre and mainline station. Road links to both the M3 (6 miles to J3) and M4 (4 miles J10) are close by. There are rail links from the station to London Waterloo in 55 minutes.

Terms

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

Viewings

By appointment directly with the agents: Page Hardy Harris

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



Lucy Owusu-Tucker
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



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



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



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

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. Generated on 02/11/2026