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Inclusive of Services, Refurbished, 1st Floor Office in the Heart of Bracknell's Business District.

Brook House

Downmill Road, Bracknell, RG12 1QS

Office

TO LET

1,557 sq ft

(144.65 sq m)

- Bright, open plan, flexible office space
- Board/Meeting Room and Kitchen with Break Out Area
- LED lighting, perimeter trunking, central heating and comfort cooling
- 5 parking spaces
- Rent inclusive of Business Rates, Insurance & Utilities
- Option to take Furnished or Unfurnished

Brook House, Downmill Road, Bracknell, RG12 1QS

Summary

Available Size	1,557 sq ft
Rent	£30 per sq ft Inclusive of Business Rates , Building Insurance & Utilities.
Business Rates	Inc
Service Charge	TBC
EPC Rating	E (115)

Description

This bright and airy 1st floor office has been refurbished to a high specification and offers flexibility for tenants to configure the space according to their needs. There is a smart, downstairs reception area (not included in the 1st fl. measurements) with stairs leading up to the first floor office. The board room/meeting room can accommodate up to 10 people and the modern kitchen offers a good size break out area. There is the opportunity to add further partitioning/office if required. The refurbishment offers LED lighting, central heating, comfort cooling, double glazing and 1st fl. WC.

Security is offered by way of external cameras, alarm and physical access control. There is good parking with 5 spaces offered .

Can be taken Furnished or Unfurnished

Location

The building is set in the heart of the Bracknell business district and is exceptionally well located with easy access to the A329 (M), the M4, M3, Heathrow, London and the South West. The nearby mainline rail station serves London Waterloo and Reading. The newly regenerated town centre offers a variety of shopping, leisure and dining experiences in addition to the nearby Peel Centre and Waitrose superstore. The brand new Lexicon shopping centre boasts a wide range of restaurants and retail outlets such as Fenwicks, Marks & Spencer, H&M, L'Occitane, Bills, Wagamama's, Fuegos to name but a few.

Accommodation

Name	sq ft	sq m
1st	1,557	144.65

Viewings

By arrangement with the agent.

Terms

Licence to be held direct with the Landlord

Business Rates

Inclusive. Tenant will be required to request small business rates relief if eligible.

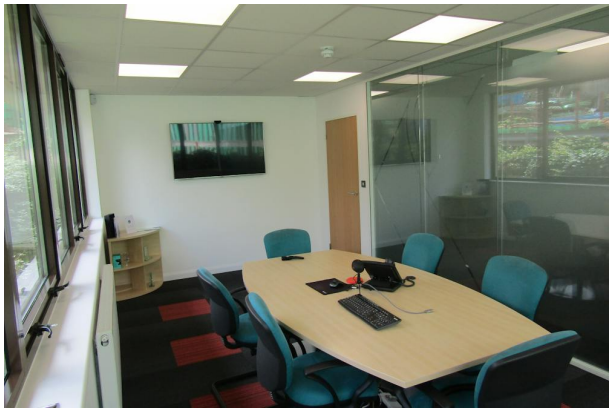
Legal Fees

Each party will be responsible for paying their own legal fees.

VAT

All figures quoted are exclusive of VAT which may be chargeable.







Viewing & Further Information



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