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First Floor Business Park Office close to the Town Centre

First Floor

1 E-Centre, Easthampstead Road,
Bracknell, RG12 1NF

Office

TO LET

2,806 sq ft

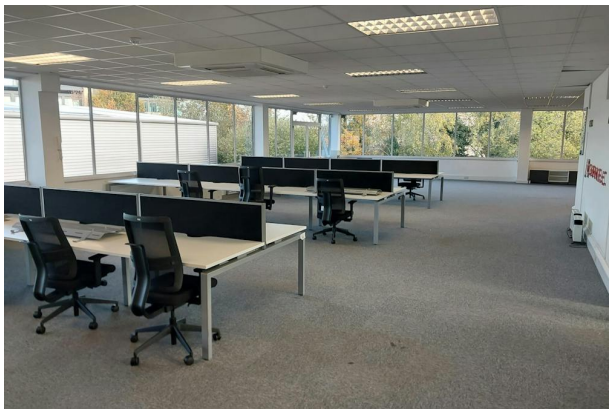
(260.69 sq m)

- Bright & Airy, Open Plan Office with separate Meeting/Board Room
- Kitchen & Break Out Area
- Air Conditioning throughout
- Male & Female WCs
- Located within Walking Distance of Train & Bus Stations
- Short Walk to Bracknell Town Centre & Peel Centre
- Private Parking

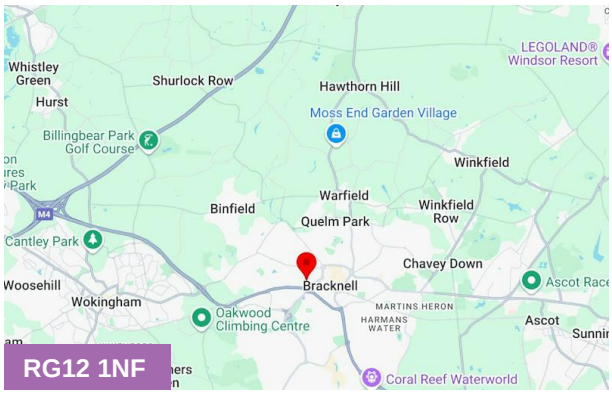
First Floor, 1 E-Centre, Easthampstead Road, Bracknell, RG12 1NF

Summary

Available Size	2,806 sq ft
Rent	£20 per sq ft
Rates Payable	£17,589.75 per annum To be confirmed with the local authority
Rateable Value	£35,250
Service Charge	£10,477.88 per annum For the year to December 2024
Car Parking	9 allocated parking spaces
Estate Charge	TBC
EPC Rating	B (31)







Description

The E-Centre is a modern development of office/business units. Benefiting from significant investment, the estate features a fresh design in an attractive landscaped environment. This first floor office offers light, open space with a generous Kitchen & Breakout area. The Meeting/Board Room leads onto a small balcony. There is Air Conditioning and LED Lighting throughout plus 2 WCs located within the suite. There is good allocated parking to the rear of the building.

Location

The E-Centre is a short walk from the impressive Lexicon shopping experience. It is also conveniently located near major amenities including the Peel Shopping Centre, cafés, restaurants and hotels. The adjacent Beneficial House provides House of Fisher serviced apartments and a Gym. There is good access to both the M3 & M4 by car and Bracknell mainline railway station, with services to Reading and Waterloo is within walking distance (10–15 minutes). A regular Bus service also runs to/from Bracknell's Bus Station to Easthampstead Road. Bracknell is located in the heart of the Thames Valley and has occupiers such as: Waitrose, HP, Dell, Honeywell, Panasonic, Honda, Vodafone, 3M, Content Guru and Boehringer Ingelheim.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	2,806	260.69
Total	**2,806**	**260.69**

Terms

Available on a new 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 their own Legal Costs.

VAT

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

Viewing & Further Information



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



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



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



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

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