PageHardyHarris
your property is our business



Small Business Unit in Bracknell To Let

Liscombe

Bracknell, RG12 7DE

Office

TO LET

350 sq ft

(32.52 sq m)

- Easy Access to the M4 via A329 and M3 via A322
- Free Parking
- Adjacent to Hedgehog Park and Birch Hill Shopping Centre
- Ideal for New Businesses
- Communal W/Cs
- Flexible Use

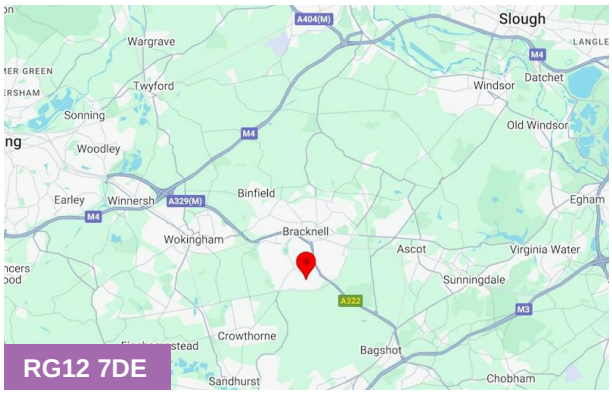
Liscombe, Bracknell, RG12 7DE

Summary

Available Size	350 sq ft
Rent	£7,000 per annum
Business Rates	Please check with the Local Authority. Small Business Rates Relief May Apply.
Service Charge	£400 per annum Subject to annual variances
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

Business units to let just a short walk away from Birch Hill Shopping Centre and Hedgehog Park. Ideal for new businesses, small businesses, and private use. There are communal male and female toilets located within the building and free parking nearby.

The nearby Birch Hill Shopping Centre contains an ALDI, Kamsons Pharmacy, The Silver Birch Pub, and a Dominos.

Location

The property is located in Birch Hill on the outskirts of Bracknell. It is a short drive away from Bracknell Town Centre and Crowthorne High Street. Bracknell itself is well located for access to both the M3 and M4 and is on the main railway line between Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	EPC	Availability
1st - 113	350	32.52	£7,000 /annum	£1,900.80 /annum	C (55)	Available

Viewings

By prior arrangement with the agent: Page Hardy Harris

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 to bear their own legal costs.

VAT

All figures are quoted exclusive of VAT which we understand will NOT be chargeable.

Viewing & Further Information



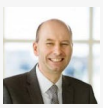
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