PageHardyHarris
your property is our business



First Floor Business Unit in Bracknell

Unit 8

Forest Park Business Units, Bracknell,
RG12 0XQ

Office

TO LET

467 sq ft

(43.39 sq m)

- Free Parking Adjacent
- Kitchenette and 2 W/Cs
- Good Natural Lighting
- Short Walk to Local Amenities
- Suitable for a Range of Class E Uses
- Good Access to J.10 of M4 and J.3 of M3

Unit 8, Forest Park Business Units, Bracknell, RG12 0XQ

Summary

Available Size	467 sq ft
Rent	£7,005 per annum
Rates Payable	£4,190.40 per annum approx, from April 2026.
Rateable Value	£9,700
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)







Description

Located within a block of business units, this first floor space benefits from 2 private W/Cs, a kitchenette, and free parking. It is suitable for a range of class E uses. The property is just a short walk from local amenities including a Tesco Express, a nursery, a community centre, and a pub.

Location

The property is located in Forest Park in the South East of Bracknell. It is a short drive away from Bracknell Town Centre. 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
Unit	467	43.39

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 will be responsible for paying their own legal costs.

VAT

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

Viewing & Further Information



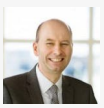
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