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3 Storey office building located in the heart of Bracknell's business centre

8 Milbanke Court

Milbanke Way, Bracknell, RG12 1RP

Investment, Office

FOR SALE

2,043 sq ft

(189.80 sq m)

- Flexibility to divide into 3 separate units
- 3 WCs & kitchenette
- Potential to use the ground floor for light storage
- Good security systems
- Close to Bracknell town centre amenities
- 8 parking spaces

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Summary

Available Size	2,043 sq ft
Price	Offers in excess of £460,000
Rates Payable	£14,040 per annum approx, from April 2026.
Rateable Value	£32,500
Service Charge	N/A
Estate Charge	£500 per annum Current
EPC Rating	D (78)

Description

8 Milbanke Court offers a unique opportunity to secure a premises that has the flexibility to offer 1, 2 or 3 separate units. There are 2 entrances, a front door for the ground floor and one side door giving access to the 1st and 2nd floors. There is an alarm servicing the whole building, security grills on the ground floor and key code access for each level. Each floor has a WC, the ground floor a disabled WC and there is a Kitchenette. There are 8 parking spaces

Location

Milbanke Court is set in the heart of the Bracknell Business Centre. A short drive to Bracknell Town Centre which boasts the The Lexicon and provides a wide range of anchor stores, restaurants and leisure outlets. The mainline rail station is within walking distance. Junction 10 of the M4 via the A329 (M) offers access to the M25, London and the South West. Junction 3 of the M3 is a short drive via the A322

Accommodation

Name	sq ft	sq m
Ground	690	64.10
1st	710	65.96
2nd - Reduced height 83 sq ft	643	59.74
Total	**2,043**	**189.80**

Viewings

By appointment with agent only

Terms

Available Freehold.

Business Rates

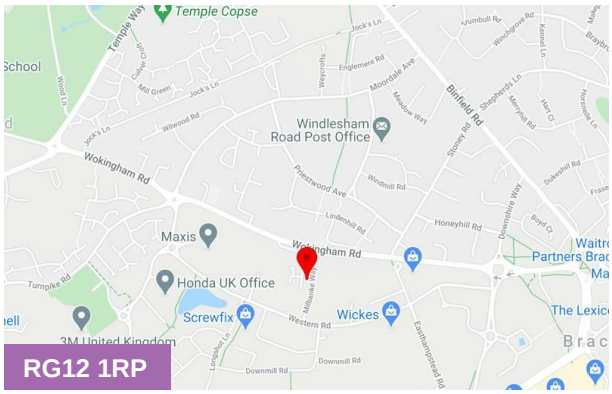
The occupier will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own legal fees.

VAT

All figures quoted are exclusive of VAT which may be chargeable if VAT is applicable (TBC)



Viewing & Further Information

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