



Contemporary office space for today's business occupier

Building 329

Doncastle Road, Bracknell, RG12 8PE

Office

TO LET

1,582 to 3,362 sq ft

(146.97 to 312.34 sq m)

- Fitted or un-fitted suite options
- Café/ break out facility
- Excellent car parking ratio 1:195 sq ft
- Concierge service during business hours
- Stylish meeting rooms for hire
- Secure 24/7 access
- Superfast fibre-optic link
- Comfort cooling and heating
- Wi-Fi enabled
- Shower facilities

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Summary

Available Size	1,582 to 3,362 sq ft
Rent	£28.50 - £31.00 per sq ft
Business Rates	See accommodation table
Service Charge	£9.39 per sq ft approx
EPC Rating	B (47)

Description

The Building has undergone an extensive internal and external refurbishment to provide modern high specification offices. Within each suite there is heating and cooling air conditioning, perimeter trunking and a kitchenette. The building offers male & female wc's and showers on each floor, 24 hour access, a super fast fibre optic link, on site meeting rooms, an impressive manned reception area plus excellent on site parking.

Location

329 Bracknell is situated just off the A329(M) which provides excellent access to Junction 10 of the M4 (Approx. 4 miles drive). Bracknell Town Centre is within walking distance which has an array of amenities including shops, restaurants, banks etc. The Town Centre is currently undergoing a regeneration estimated to be costing £240 million. The Mainline Station provides services to London Waterloo and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable (sq ft)	Availability
1st - Suite 1.1	1,582	146.97	£9.54	Available
1st - Suite 1.4	1,744	162.02	£8.80	Available
1st - Suite 1.5	1,780	165.37	£9.88	Available
1st - Suite 1.8	1,766	164.07	£9.72	Available
Total	6,872	638.43	£9.49	

Viewings

By arrangement with the agent.

Terms

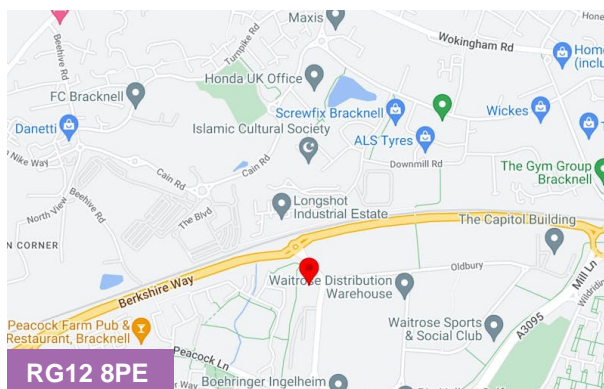
A New Full Repairing & Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

Business Rates

The Tenant will be responsible for paying Business Rates direct with the Local Authority.

VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



Viewing & Further Information



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