



Town Centre Business Park Investment

Berners-Lee House

Unit 3 E-Centre, Easthampstead Rd,
Bracknell, RG12 1NF

Office

FOR SALE

7,059 sq ft

(655.80 sq m)

- Excellent road connections
- Close to town centre shops and restaurants
- Walking distance of Bracknell railway station (Reading to Waterloo line)
- Good private parking
- Two gyms and a serviced apartment block near by
- Well maintained landscaped business park setting

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Summary

Available Size	7,059 sq ft
Price	Offers in excess of £1,600,000.00
EPC Rating	D (78)

Description

The E-Centre is a modern development of office/business units. Benefiting from significant investment, the estate now features a fresh design in an attractive landscaped environment. The ground floor offers high ceiling height suitable for a range of office, showroom, storage or other business uses. Bracknell Town Centre has recently undergone major regeneration with the opening of The Lexicon in 2017.

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). Bracknell is located in the heart of the Thames Valley and has occupiers such as: Waitrose, HP, Dell, Fujitsu, Honeywell, Panasonic, Honda, Vodafone, 3M, Content Guru and Boehringer Ingelheim.

Accommodation

The accommodation comprises the following approximate areas measured on an IPMS3 basis:

Name	sq ft	sq m
Ground - Reception	198	18.39
Ground - South	1,489	138.33
Ground - North	1,806	167.78
1st - Floor	3,566	331.29
Total	7,059	655.79

Viewings

Strictly by appointment with the Sole Agents Page Hardy Harris

Leases in Place

Ground Floor North is available To Let at £36,120pa.

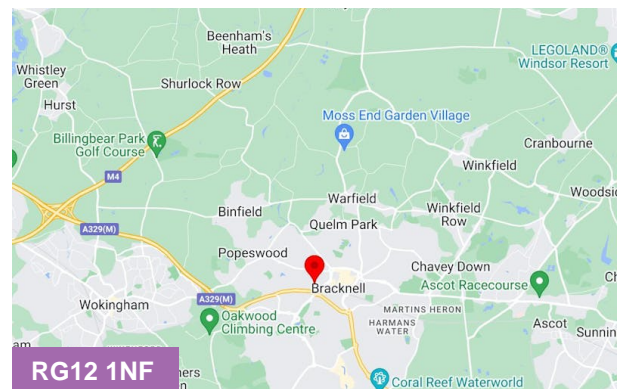
Ground Floor South is let to Hitachi Europe Limited for a term of 5 years from 6 July 2021 at a rent of £25,235pa exclusive on effectively FRI terms.

The First Floor is let to Expacare Limited for a term of 5 years from 11 March 2022 at a rent of £71,320pa exclusive on effectively FRI terms. There is a Tenant only break option at the end of year 3 subject to 6 months prior written notice.

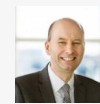
Total rent if fully let on the quoting terms would be £132,675pa

VAT

All figures provided are exclusive of VAT, which we understand is chargeable. It is envisaged that the property will be sold as a TOGC provided necessary rules are met.



Viewing & Further Information



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