



## Uniquely located 6-storey town centre building

### One Lexicon

Charles Square, Bracknell, RG12 1DG

Office

**TO LET**

**2,400 to 22,174 sq ft**

(222.97 to 2,060.03 sq m)

- Air conditioning
- LED lighting
- Exposed Services
- WCs and kitchenette on each floor
- 2 x 10 person passenger lifts
- Car parking available by licence at 1:250 sq ft
- 6 visitor car spaces

# One Lexicon, Charles Square, Bracknell, RG12 1DG

## Summary

<b>Available Size</b>	2,400 to 22,174 sq ft
<b>Rent</b>	£27.50 per sq ft
<b>Business Rates</b>	To be rated on first occupation.
<b>Service Charge</b>	£6.75 per sq ft (Estimated)
<b>EPC Rating</b>	Property graded as D-D (76-84)

## Description

One Lexicon has recently undergone a full refurbishment and provides:

- Air conditioning
- LED lighting & Exposed Services
- WCs on each floor
- 2 passenger lifts
- Excellent car parking available on a ratio of 1:250 sq ft plus 6 visitor car spaces

## Location

One Lexicon is located within Bracknell Town Centre. The property can be easily accessed by car with J3 of the M3 6 miles to the South and J10 of the M4 6 miles to the North. Bracknell Mainline Railway Station (Waterloo & Reading) and numerous Bus routes are located within walking distance from the Office.

The heart of Bracknell has been transformed by the recent regeneration of the town centre called 'The Lexicon'. The town centre now provides an array of National & Independent establishments with many options for dining, shopping & leisure. Open in 2017, the regeneration has created a new social, cultural and business heart for the area, by bringing in a high-quality mix of shops, restaurants and entertainment.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Reception	444	41.25	Available
1st	2,400	222.97	Available
2nd	4,836	449.28	Available
3rd	4,836	449.28	Available
4th	4,830	448.72	Available
5th	4,828	448.54	Available
<b>Total</b>	<b>22,174</b>	<b>2,060.04</b>	

## Terms

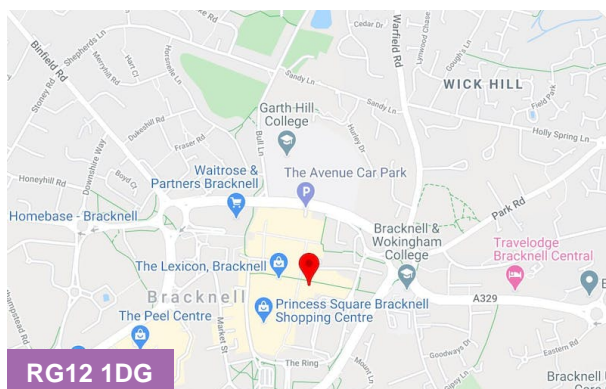
An effectively FRI lease for a term to be agreed. The lease will be direct with the landlord.

## Business Rates

The tenant will be responsible for paying Business Rates directly to the local authority.

## Legal Costs and VAT

Each party will be responsible for their own legal fees. All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



### Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



### Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



### Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk

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