



High Quality Office Space

Crowthorne House

Nine Mile Ride, Bracknell, RG40 3GA

Office

TO LET

4,719 to 19,794 sq ft

(438.41 to 1,838.92 sq m)

- Four pipe fan coil air conditioning
- Fully accessed raised flooring
- LED lighting
- Excellent all round natural light
- Passenger lift
- On Site Restaurant
- 24 hr security
- On site car parking (1:205 sq ft)

Crowthorne House, Nine Mile Ride, Bracknell, RG40 3GA

Summary

Available Size	4,719 to 19,794 sq ft
Rent	£20 - £22.50 per sq ft
Rates Payable	£7.20 per sq ft approx. Please check these figures with the Local Authority.
Service Charge	£8.96 per sq ft Approx
EPC Rating	C (67)

Description

Crowthorne House is purpose built, constructed in 2003, the front of the building is arranged over three floors of highly specified offices that are accessed via an impressive full height, fully manned reception with waiting area and security. The building has many onsite amenities for the occupier to take advantage of and is home to TRL, Romans, Tetra Laval and Blackbox. There is an on-site restaurant that has been recently refurbished and under new management. The available office space is situated on the first and second floors and are predominantly open plan in layout. The high quality office specification and the floor to ceiling glazing means the office benefits from excellent natural light overlooking the external landscaping.

Location

Crowthorne House is located to the South West of Bracknell, between the M3 and M4 Motorways, both being approximately 8 miles away.

Accommodation

Name	sq ft	sq m	Rent	Availability
Ground - Suite B0	4,060	377.19	£22.50 per sq ft	Let
1st - Suite B1	4,719	438.41	£22.50 per sq ft	Available
2nd - Suite A2	15,075	1,400.51	£20 per sq ft	Available
Total	23,854	2,216.11		

Terms

The space is available either separately or combined, on a new lease directly with the landlord.

Business Rates

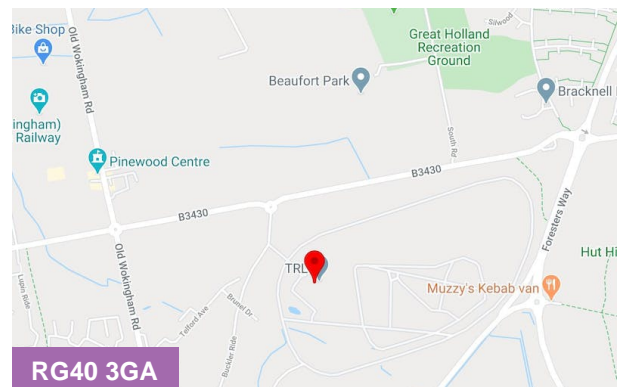
The tenant will be responsible for paying Business Rates for their demise, directly to the Local Authority.

Legal Costs

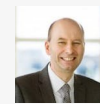
Each party will be responsible for their own legal fees.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk

More properties @ pagehardyharris.co.uk