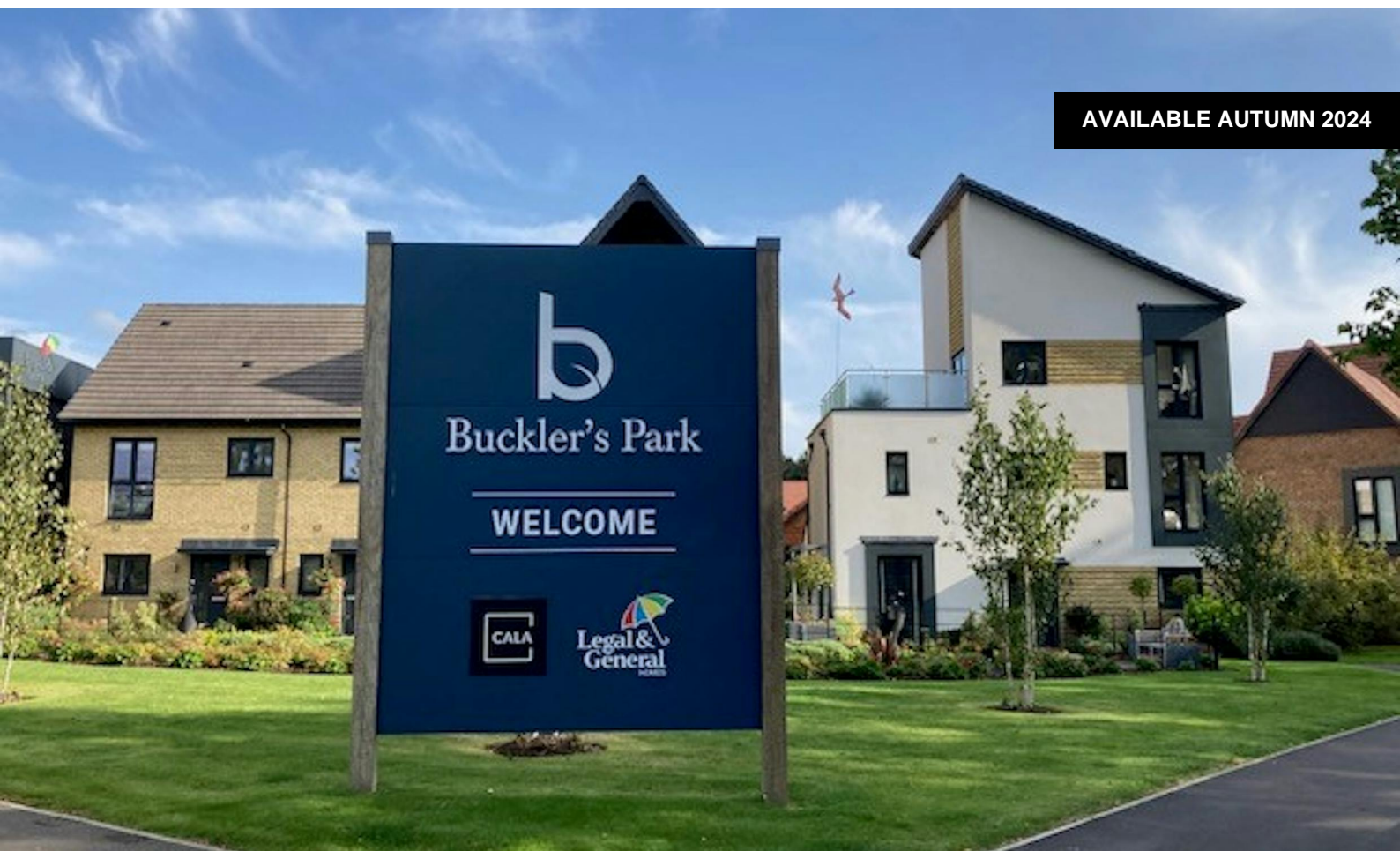


AVAILABLE AUTUMN 2024



2 Brand New Business Units in Bucklers Park

Bucklers Park Retail Centre

Bucklers Park, Crowthorne, RG45 6HQ

Retail

TO LET

650 to 2,026 sq ft

(60.39 to 188.22 sq m)

- Shell units can be taken individually or combined
- Ground Floor Units adjacent to New Convenience Store
- Set amongst a Development of over 1000 New Homes
- Close to the Community Hub, Care Home, Sports Facilities and Allotments
- Plentiful Communal Parking

Bucklers Park Retail Centre, Bucklers Park, Crowthorne, RG45 6HQ

Summary

Available Size	650 to 2,026 sq ft
Rent	£27.00 - £30.00 per sq ft
Business Rates	Yet to be Rated
Service Charge	£0.80 per sq ft Approx. Budget for 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Built by CALA Homes/Legal & General, these 2 ground floor units are set in the heart of Bucklers Park, a new residential development set next to 100 acres of wildlife, woodland and green park space. This community, boasting over 1000 new homes, is also served by a Community Hub, Care Home and Sports Facilities. These retail/business units are located next to a Convenience Store where there is easy access to shared parking. The TRL Commercial Centre, Crowthorne House, is also located nearby with up to 700 occupants.

It is possible to take individual units or combined. Ideal uses for these units are medical, dental, health or veterinary use whose services can be utilised by Bucklers Park and neighbouring Crowthorne residents.

Not suitable for restaurant/takeaway

Location

Bucklers Park is located on the outskirts of the affluent town of Crowthorne. Only 5 minutes to Crowthorne Rail station and 9 minutes to Bracknell mainline station there are regular rail services to both Paddington and Waterloo. The M4 and M3 are a short drive away offering commuters good access to London, Heathrow, M25, The West and South

Accommodation

The accommodation comprises the following areas:

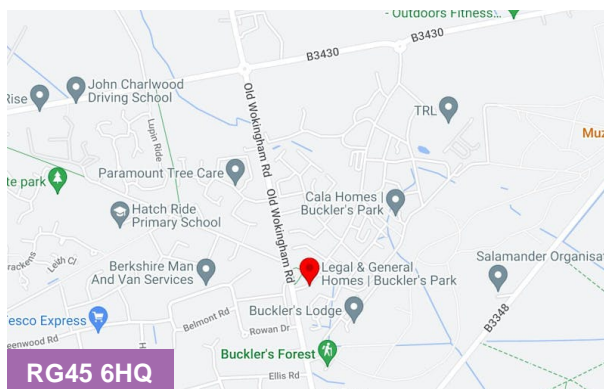
Name	sq ft	sq m
Ground - Unit 2	1,376	127.83
Ground - Unit 3	650	60.39
Total	2,026	188.22

Viewings

By arrangement with the Agent only

Terms

New Lease to be direct with the Landlord



Viewing & Further Information



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