



## First Floor Office In Bracknell

### 1st Fl. Office

4 Brickfields Industrial Park, Kiln Lane,  
Bracknell, RG12 1NQ

Office

**TO LET**

**450 sq ft**

(41.81 sq m)

- Open Plan Office with WC & Kitchen
- Suspended Ceiling
- Easy Access into Bracknell Town Centre
- 2 Parking Spaces
- Potential Small Business Rates Relief
- Security Gates & Access System

## Summary

<b>Available Size</b>	450 sq ft
<b>Rent</b>	£10,000.00 per annum
<b>Rates Payable</b>	£3,742.50 per annum Please check with Local Authority. Small Business Rates Relief may apply
<b>Rateable Value</b>	£7,500
<b>Service Charge</b>	TBC
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Upon Enquiry
<b>EPC Rating</b>	D (92)

## Description

This first floor office offers open plan space with Kitchen & WC. Fully carpeted with suspended ceiling and recessed lighting.

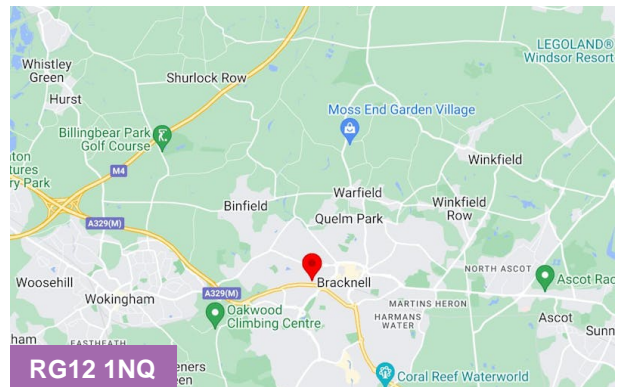
Heating included in the Rent. 2 Allocated Parking Spaces

## Location

The office is located in Brickfields business estate in the Commercial Centre of Bracknell. It is exceptionally well placed for access to the A329 (M), M4 & M3 motorways.

Bracknell's mainline rail station is within walking distance (approx. 12 mins). Members of The Bracknell BID can benefit from free bus travel to/from Easthampstead Road & the Station (Morning and late Afternoon).

The newly refurbished town centre, The Lexicon, is within walking distance and offers a wide variety of shops and restaurants including Waitrose, Marks & Spencer, Fenwick Department Store, numerous restaurants, retailers and leisure outlets. The Peel Centre is also a short walk/drive away.



## Viewing & Further Information



**Helen Bewsey**

01344 669009

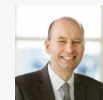
[helen@pagehardyharris.co.uk](mailto:helen@pagehardyharris.co.uk)



**Lucy Kirkup**

01344 312722 | 07833 509532

[lucy@pagehardyharris.co.uk](mailto:lucy@pagehardyharris.co.uk)



**Nick Hardy**

01344 312723 | 07715 032429

[nick@pagehardyharris.co.uk](mailto:nick@pagehardyharris.co.uk)

**More properties @ [pagehardyharris.co.uk](http://pagehardyharris.co.uk)**