



St. James House

Oldbury, Bracknell, RG12 8TH

**To be refurbished 25,814 sq
ft office in prominent
Bracknell Business Park**

2,000 to 25,814 sq ft
(185.81 to 2,398.20 sq m)

- Circa 150 parking spaces
- Fully accessible raised floors
- Air conditioning
- Suspended ceilings
- Large double height atrium reception
- Shower & Cycle Store

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Description

A two-storey purpose-built office building, St James House provides open plan offices around a central core. The current condition is unrefurbished and comprises suspended ceilings, fully-accessible raised floors and air conditioning.

The property benefits from an 8 persons lift from the basement, as well as a goods lift.

Externally, tenants have access to cycle storage, communal areas and circa 150 car parking spaces, 100 in the rear/forecourt and 50 in the basement.

Existing data centre, with high power capacity.

Location

Bracknell's infrastructure is well-developed with transport options including trains and buses, making it easy for employees to commute to and from work. The business park provides a number of bus stops to St James House, while also being just a 15 minutes walk away from Bracknell train station. There are several residential areas nearby, providing housing options for employees who want to live close to work.

Businesses who operate in Bracknell benefit from the locations great strategic positioning, its proximity to London provides easy access to one of the world's leading financial centres. Additionally, Bracknell's location near the M4 motorway and Heathrow Airport makes it an ideal hub for businesses with national or international operations.

There are a number of notable business occupiers in the vicinity of St James House. One of the largest occupiers on the business park is The John Lewis Partnership/ Waitrose, a national mixed retailer. Other significant occupiers include Panasonic, Fujitsu, Dell, Honda, and 3M.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	25,814	2,398.20	Available
Total	25,814	2,398.20	

Viewings

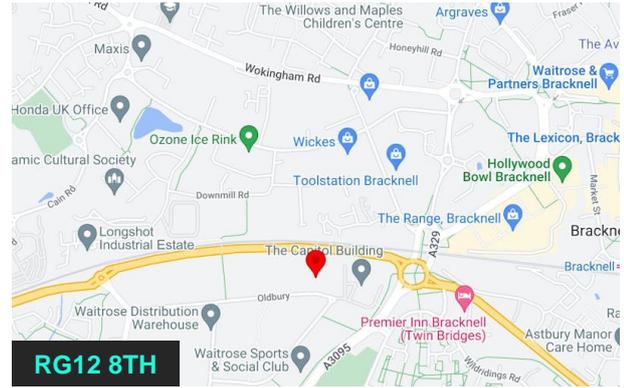
Viewings strictly by appointment with Omega RE 02382 355 799

Terms

By way of a New Full Repairing and Insuring Lease.

CGI

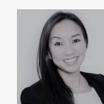
FSL have provided indicative CGI images for illustration purposes only. The specification is subject to change based on tenants' requirements. For more information on FSL www.fsl-interiors.co.uk



Summary

Available Size	2,000 to 25,814 sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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