

Up to 53,080 sq ft of Office Space

Location & Situation

Bracknell is located approximately 12 miles east of Reading and 32 miles west of Central London. Globe House is situated approximately 1.5 miles south-west of Bracknell town centre. The property is easily accessible from Junction 10 of the M4 via the A329(M) dual carriageway.



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AVAILABLE TO LET

Description

- Self-contained office building totalling 53,080 sq ft arranged over ground and three upper floors with a full height glazed atrium.
- Established business location with occupiers including Waitrose and Boehringer Ingelheim.
- Well connected – 5.5 miles from the M4 motorway (Junction 10) with Bracknell Rail Station approx. 1.5 miles to the north-east, providing regular services to London Waterloo, Reading and Staines.

Property Features

- Flexible floor plates
- Air conditioning
- Suspended ceilings
- Fully accessible raised floors
- Reception with breakout space
- Dedicated male and female WCs
- Shower/changing accommodation
- 2 x 10-person passenger lifts
- Bike racks
- 196 car parking spaces (1:271 sq ft)
- EPC D.

Availability

- Available via new lease(s).

Occupational Costs

QUOTING RENT	Upon Application
RATES	c. £10.00 per sq ft
SERVICE CHARGE	TBC



ACCOMMODATION	SQ FT	SQ M	AVAILABILITY
Reception	881	81.86	-
Ground	13,019	1,209.49	Available to let
First	13,061	1,213.40	Available to let
Second	13,065	1,213.70	Available to let
Third	13,054	1,212.76	Available to let
Total	53,080	4,931.21	Available to let
Roof / Storage	2,454	228.02	Available to let