



Fully Fitted First Floor Office Suite

First Floor Suite

Bridge House, 1 Brants Bridge, Bracknell,
RG12 9BG

Office

TO LET

2,303 sq ft

(213.96 sq m)

- High Quality Fitted Space
- Mixture of open plan, individual offices & meeting rooms
- Kitchen and generous break out area
- Male & Female WCs on both floors
- Lift
- 10 parking spaces
- Opportunity for on site ground floor storage by separate negotiation

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Summary

Available Size	2,303 sq ft
Rent	£20.00 per sq ft
Rates Payable	£5.53 per sq ft approx, from April 2023.
Rateable Value	£25,500
Service Charge	£7.46 per sq ft £17,179 for the current year. Comprising 5.68% of the Estate Charge & 16.53% of the Building Charge
VAT	Applicable
EPC Rating	C (70)

Description

Fully fitted first floor office suite with a mixture of open plan space and meeting rooms/offices created with full height glazed partitioning. Large well fitted kitchen and break out area. Large passenger lift and male & female WCS all maintained within the service charge. 10 private parking spaces. Full height reception and landscaped outside space.

Location

The offices are well located on the Ascot side of Bracknell with easy access from the M3 to the South and the M4 to the North. You are a short drive or reasonable walk to either Bracknell or Martins Heron Stations on the London Waterloo to Reading main line. Lily Hill Park, which is home to Bracknell Tennis and Rugby clubs is close by for pleasant lunch time walks. Bracknell town centre benefits from the impressive Lexicon retail development.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Suite 2	2,303	213.96

Viewings

By appointment with the sole agents Page Hardy Harris.

Terms

A new lease direct with the Landlord, on terms to be agreed.

Business Rates

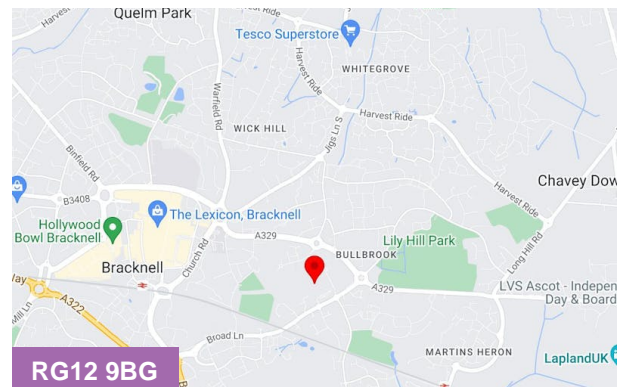
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

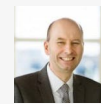
Each party will be responsible for their own Legal Costs.

VAT

All figures quoted are exclusive of VAT which we understand is 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