



Fitted Office in the Heart of Bracknell

First Floor

Unit 2, E-Centre, Easthampstead Road,
Bracknell, RG12 1NF

Office

TO LET

2,769 sq ft

(257.25 sq m)

- Fitted office space
- Air conditioned
- Allocated parking
- LED lighting
- Excellent access to the M4 via the 329(M)
- Walking distance to Bracknell station on the Waterloo to Reading line
- Adjacent to the town centre including the new Lexicon retail development

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Summary

Available Size	2,769 sq ft
Rent	£20.00 per sq ft
Rates Payable	£7.44 per sq ft approx, from April 2023.
Rateable Value	£40,250
Service Charge	£3.43 per sq ft The service charge estimate for the year to March 2024 is £9,492.48
EPC Rating	B (50)

Description

The recently upgraded E-Centre is a modern development of attractive office/business units. Benefitting from significant investment, the estate features contemporary units in an attractive landscaped environment. Unit 2 provides versatile refitted and upgraded accommodation. The fitted first floor offers a mixture of open plan, offices, meeting room, comms room & breakout area.

Location

The E-Centre is positioned close to Bracknell town centre. Conveniently located near major amenities including The Peel Shopping Centre and The Lexicon with numerous shops, restaurants, and hotels. The E-Centre is well located beside the Twin Bridges roundabout on the A329. There is good access to both the M3 & M4 by car and Bracknell mainline railway station to Reading and Waterloo is within walking distance (10–15 minutes).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	2,769	257.25

Viewings

Viewings by arrangement with the agent only.

Terms

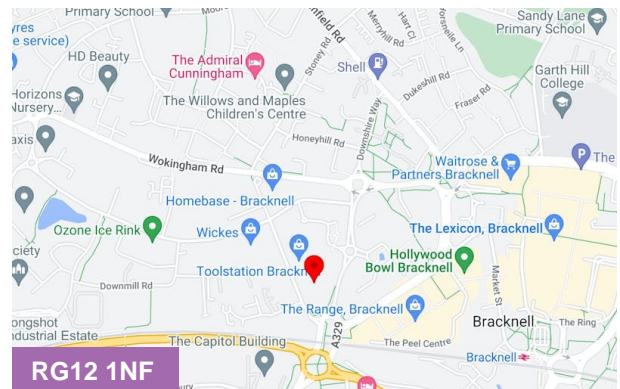
Available on a New Lease for a term to be agreed. The lease will be direct with the landlord.

Legal Fees

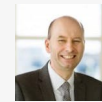
Each party will be responsible for paying their own legal costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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