



## 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

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

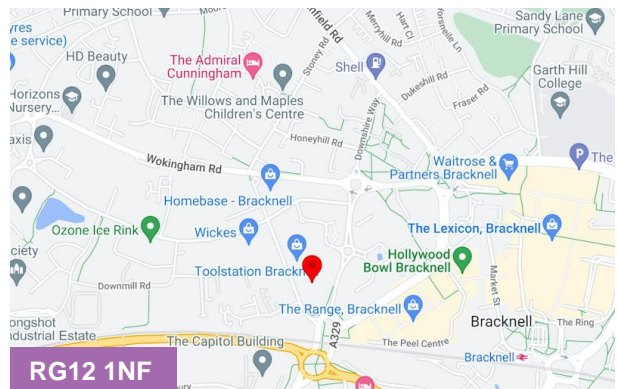
Available on a New Lease for a term to be agreed. The lease will be direct with the landlord.

## 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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