



# CROWTHORNE HOUSE

NINE MILE RIDE, BERKSHIRE RG40 3GA



**HIGH QUALITY OFFICE SPACE**

4,060 TO 15,075 SQ FT (377 TO 1,400 SQ M)

**CROWTHORNE HOUSE IS LOCATED TO THE SOUTH WEST OF BRACKNELL. IT IS A MODERN, HIGH QUALITY THREE STOREY OFFICE BUILDING SITUATED ON ITS OWN SITE IN A PLEASANT GREEN AND LEAFY ENVIRONMENT.**



#### Office Specification

- Four pipe fan coil air conditioning
- Fully accessed raised flooring
- Metal tile suspended ceiling
- LED lighting
- Excellent all round natural light
- Passenger lift
- Office B0 includes a kitchen and glazed partitioned meeting room space

The building has many on-site amenities for the occupier to take advantage of and is home to TRL, Romans and Blackbox. One of the key features of the building is the impressive full height reception area with security and an informal seating area for visitors. There is an on-site restaurant that has been recently refurbished and under new management.

The available office space is situated on the ground and second floors and are predominantly open plan in layout. The high quality office specification and the floor to ceiling glazing means the office benefits from excellent natural light overlooking the external landscaping.

Crowthorne House is purpose built, constructed in 2003, the front of the building is arranged over three floors of highly specified offices that are accessed via an impressive full height fully manned reception with waiting area.

#### Amenities

- Manned reception
- 24 hour security
- On-site restaurant
- Shower facilities with locker room
- Good parking at a ratio of 1:205 sq ft

#### Ground Floor Offices (IPMS3)

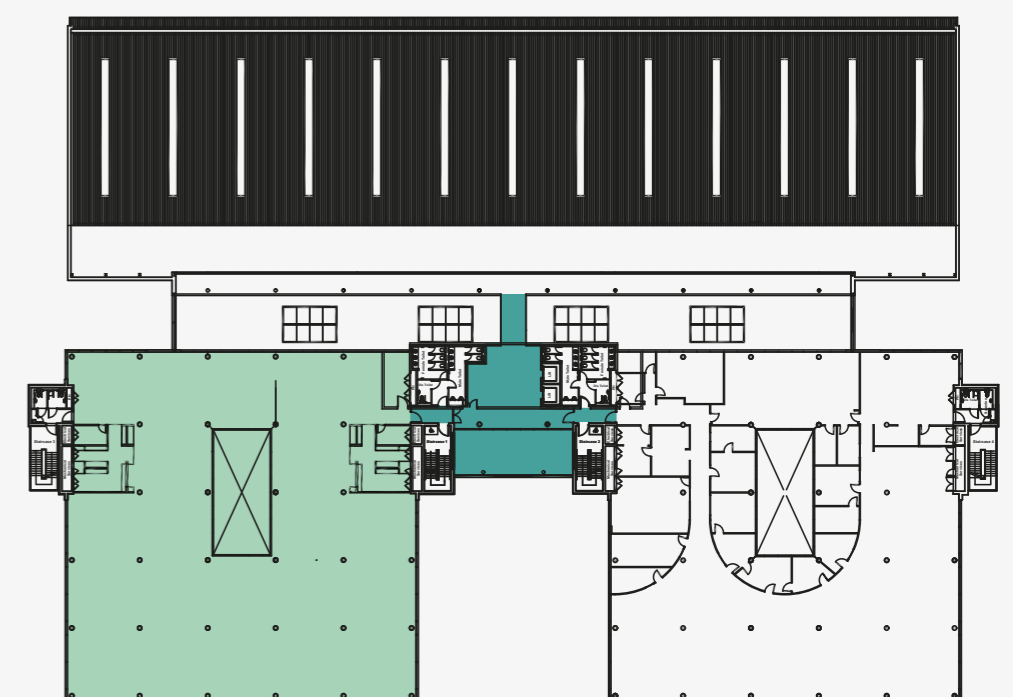
B0	4,060 sq ft
<b>Total</b>	<b>4,060 sq ft</b>

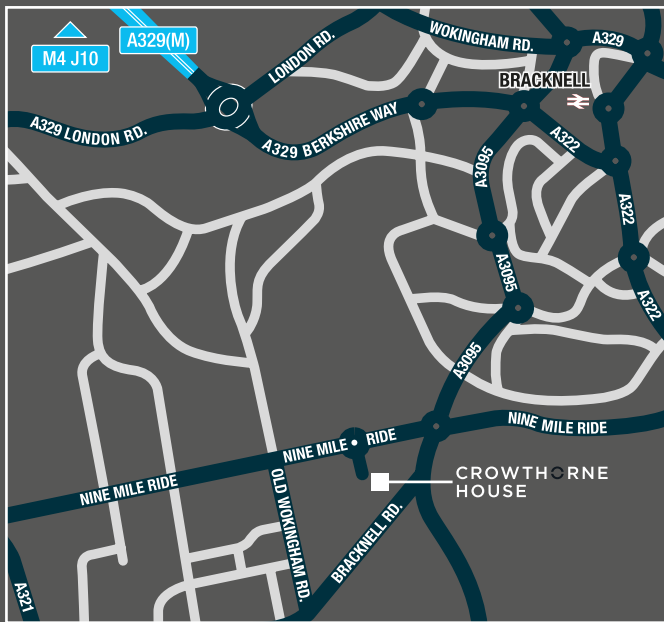
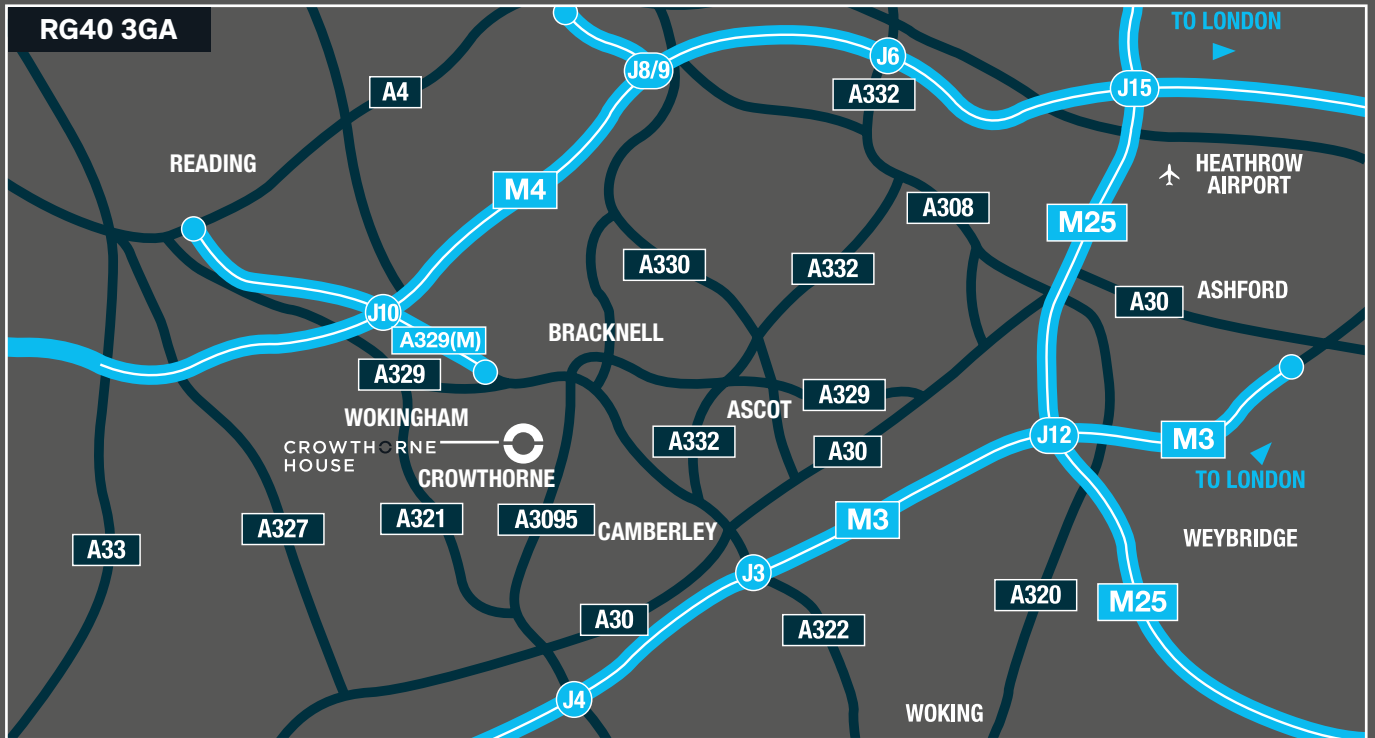


OFFICE SPACE COMMON AREAS

#### Second Floor Offices (IPMS3)

A2	15,075 sq ft
<b>Total</b>	<b>15,075 sq ft</b>





### Location

Crowthorne House is located between the M3 and M4 motorways with both being approximately 8 miles away.

### Viewing

Strictly through joint sole letting agents.

### Airports

Farnborough	13 miles
Heathrow	23 miles
Gatwick	48 miles

### By Train (From Bracknell)

Reading	20 minutes
London Waterloo	1 hour

### By Car

Bracknell Town Centre	5 miles
Bracknell Railway Station	5 miles
A329 (M)	5 miles
M4	8 miles
M3	8 miles
M25	14 miles
Reading	15 miles
Central London	39 miles

### Leases

The office and warehouse space is available combined or split on a new lease(s) direct from the landlord.

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