



Self Contained Office Building

Berners-Lee House

3 E-Centre, Easthamstead Road, Bracknell,
RG12 1NF

Office

TO LET

1,806 sq ft

(167.78 sq m)

- Gigabit fibre connection
- Allocated on-site parking spaces
- Attractively landscaped well maintained estate
- Great transport links
- Walk to The Lexicon and train station
- Self Contained Building
- Impressive double height reception

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Summary

Available Size	1,806 sq ft
Rent	£20 per sq ft
Business Rates	Approximately £5.75 psf payable
Service Charge	£1.40 per sq ft Including £1.10psf Estate Charge
EPC Rating	D (78)

Description

The E-Centre is a modern business estate close to the new town centre. Benefiting from a recent refurbishment, the estate provides self contained offices in an attractive landscaped environment.

Location

The recently upgraded E-Centre is positioned close to Bracknell town centre. It is conveniently located near major amenities including the Peel Shopping Centre, cafés, restaurants, and hotels. The adjacent Beneficial House provides House of Fisher serviced apartments and Gym. There is good access to both the M3 & M4 by car and Bracknell mainline railway station, with service to Reading and Waterloo is within walking distance (10–15 minutes). Bracknell is located in the heart of the Thames Valley, and has occupiers such as: Waitrose, HP, Dell, Fujitsu, Honeywell, Panasonic, Honda, Vodafone, 3M, Brocade and Boehringer Ingelheim.

Accommodation

Name	sq ft	sq m	Availability
Ground - Part Ground floor	1,806	167.78	Available
Ground - Rear	1,489	138.33	Let
1st	3,566	331.29	Let

Terms

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

Business Rates

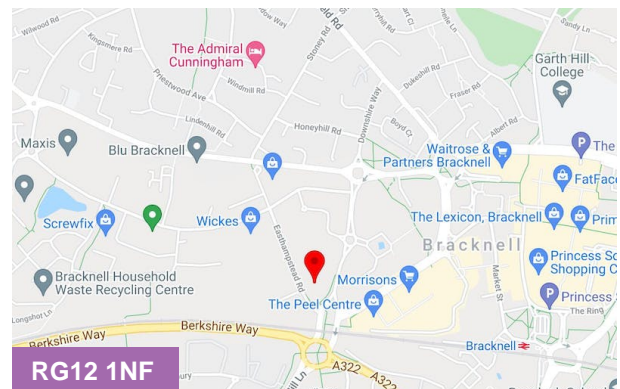
The Tenant will be responsible for paying Business Rates direct to the local authority.

Legal Costs

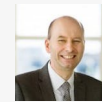
Each party to pay their own legal costs.

VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



Viewing & Further Information



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