



# Page Hardy Harris

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01344 311344

TO LET



Suites of 703 – 1,845 sq.ft

Premier Gate, Easthampstead Road,  
Bracknell, RG12 1JS

Floor Areas	Sq.Ft	Sq.m	
Ground Floor East	1,551	144.1	 Heating and Cooling Air Conditioning
Part First Floor West	703	65.31	 Suspended Ceiling with Recessed Lighting
Second Floor East	1,845	171.40	 Short Walk to Town Centre and Rail Station  Allocated parking spaces  WC & Shower facilities

## Location

Premier Gate is a prominent office building situated just off the Twin Bridges roundabout near the centre of Bracknell. It is exceptionally well placed for access to the A329 (M) and onwards to Junction 10 of the M4. Within a short walk is the Peel Shopping Centre, the Town Centre and Bracknell Rail Station which has regular services to London Waterloo and Reading.



## Description

Currently at premier gate we have two modern and spacious office suites. Both of which have heating and cooling air conditioning, suspended ceilings, perimeter trunking, a break out area with fitted kitchenette, a video phone entry system, 8 person passenger lift, male and female WC's plus a shower/wet room.

## EPC

TBC

## Business Rates

The tenant is responsible for paying business rates

Ground Floor East:

Rateable Value - £17,750

**Business Rates payable 2019/20 - £8715.25**

Part First Floor West:

Rateable Value - £7,800

**Business Rates payable 2019/20 - £3,829.80**

Second Floor East:

Rateable Value - £19,500

**Business Rates payable 2019/20 - £9,574.40**

(Please check these figures with the local authority).

## Lease Terms & Rent

A new FRI lease for a term to be agreed. The lease will be direct with the landlord, at a rent of £16 psf, per annum.

A service charge will also be payable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing



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## Offices in Bracknell and Maidenhead