



2 Retail Units in Binfield Village.

Units 5 & 6 Oakmede Place

Binfield, RG42 4JF

Retail

TO LET

618 to 1,311 sq ft

(57.41 to 121.80 sq m)

- 2 Newly Refurbished Retail Units in the Centre of Vibrant Binfield Village
- Each Unit has WC (disabled), LED Lighting & Comfort Heating/Cooling
- Public Parking to the Front of Units
- 1 Allocated Parking Space per Unit
- Close to Bracknell Town Centre and Business Districts

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Summary

Available Size	618 to 1,311 sq ft
Service Charge	£1.78 per sq ft Subject to annual variances
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

These 2 remaining, newly refurbished, Ground Floor units are available in shell condition. There is LED Lighting, Comforting Heating/Cooling Units and Disabled WC facilities to the rear of each unit. As well as Village Residents, these retail units service local offices in the Oakmede development.

There is plenty of public parking to the front of the units and each unit comes with 1 allocated parking space.

Please note that the following uses CANNOT currently be considered as these uses will be competing with existing tenants:

Convenience Store, Florist, Barbers & Nails/Beauty, Reformer Pilates

Location

Binfield is a busy, vibrant community. Oakmede Court is located in the centre of the Village, adjacent to the busy Social Club and School. The Village is only a few minutes drive from Bracknell Town Centre and Business District.

Accommodation

The accommodation comprises the following areas:

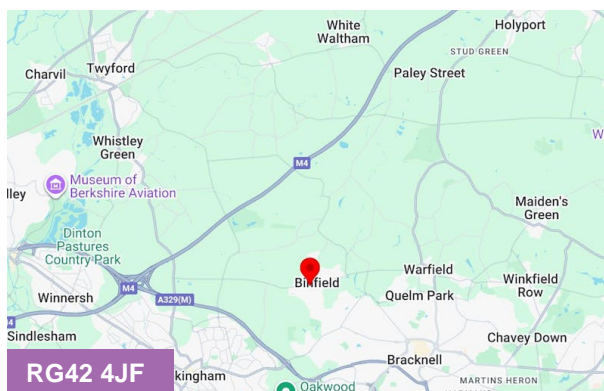
Name	sq ft	Rent	Rates Payable	EPC	Availability
Ground - Unit 5	618	£16,500 /annum	£7,859.25 /annum	B (42)	Available
Ground - Unit 6	693	£18,000 /annum	£8,083.80 /annum	B (32)	Available
Ground - Unit 7	870	£18,500 /annum	£10,129.70 /annum	B (30)	Under Offer
Total	2,181				

Viewings

Viewings by Appointment only with The Agent

Terms

Subletting with Head Lease finishing November 2030.



Viewing & Further Information



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