



## Self Contained Office Building

### London Court

London Road, Bracknell, RG12 2UT

Office

**TO LET**

**1,386 sq ft**

(128.76 sq m)

- Allocated on-site parking
- Short walk to The Lexicon and train station
- Comfort heating and cooling
- Suspended ceiling with recessed lighting
- WC and kitchen facilities

# London Court, London Road, Bracknell, RG12 2UT

## Summary

<b>Available Size</b>	1,386 sq ft
<b>Rent</b>	£20 per sq ft
<b>Rates Payable</b>	£8.43 per sq ft approx, from April 2023.
<b>Service Charge</b>	£5 per sq ft
<b>Car Parking</b>	5 allocated parking spaces
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>
Suite - Part Ground Floor	1,386	128.76

## Description

This ground floor suite provides modern office space. The suite largely comprises of open plan office space but there are two large meeting rooms as well as fitted kitchen and large comms room. The unit benefits from heating and cooling air conditioning, suspended ceilings, private parking, 9 person passenger lift, male and female WCs and a welcoming reception area.

## Location

London Court is a short walk to the town centre and mainline station. Road links to both the M3 (6 miles to J3) and M4 (4 miles J10) are close by. There are rail links from the station to London Waterloo in 55 minutes.

## Terms

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

## Viewings

By appointment directly with the agents: Page Hardy Harris

## Business Rates

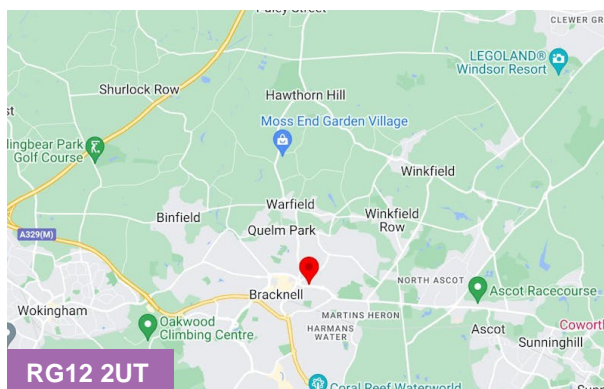
The Tenant will be responsible for paying Business Rates direct to the local authority.

## 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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