



E-CENTRE UNIT 2

Easthampstead Road
Bracknell RG12 1NF

E-Centre
2,762 SQ FT
TO LET

Newly remodelled exposed
services, self-contained offices
located in the heart of Bracknell

TO LET
2,762 sq ft



E-CENTRE

Centrally located offices,
close to town centre and
two motorways

Recently landscaped,
refitted and upgraded
to a high standard

Centrally located

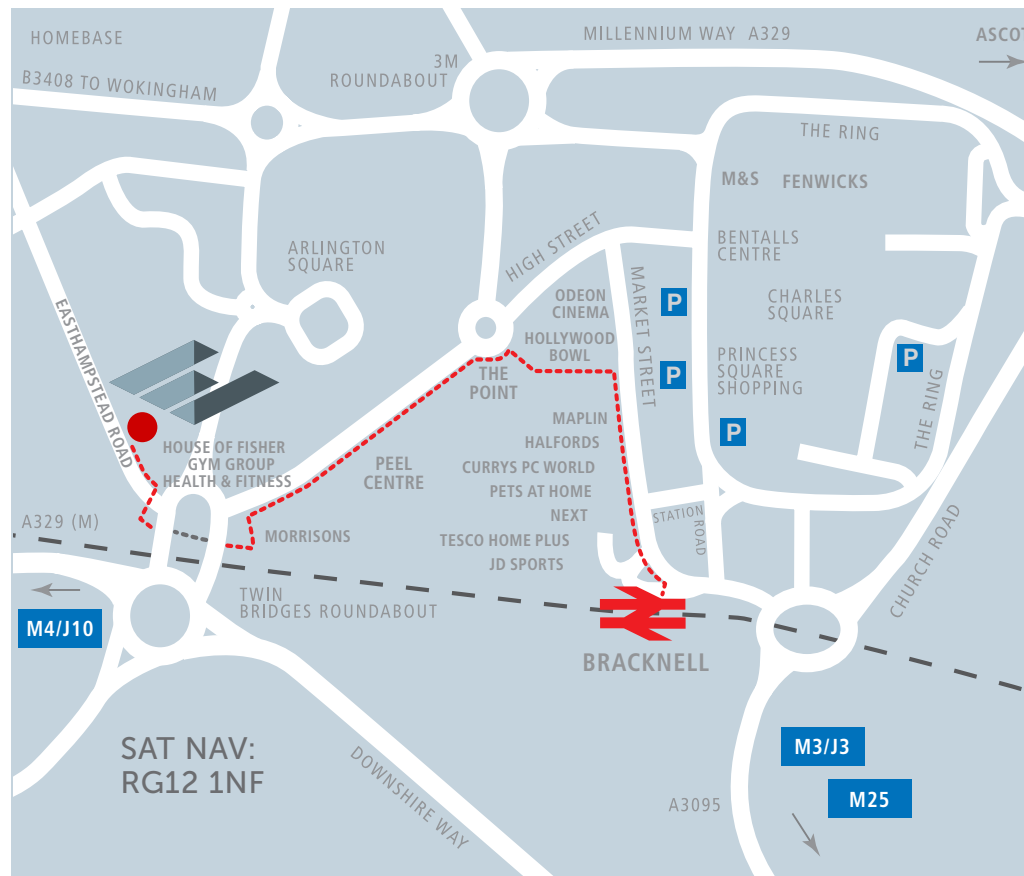
The recently upgraded E-Centre is positioned close to Bracknell town centre. It is conveniently located near major amenities including Peel Shopping Centre, cafés, restaurants, and hotels.

The adjacent Beneficial House provides new House of Fisher serviced apartments / apart hotel, and Gym Group health and fitness.

The Lexicon – part of a comprehensive regeneration of the town centre – offers fabulous shopping, the very best in women's fashion and men's clothing stores, a 12 screen cinema, and many places to eat, from pizza to burgers, Italian restaurants to Japanese and pub favourites.

Easy access to travel routes

E-Centre is well located beside the Twin Bridges roundabout on the A329. There is good access to both the M3 & M4 by car and Bracknell mainline railway station to Reading and Waterloo is within walking distance (10–15 minutes).



An enhanced working environment

E-Centre is a modern development of attractive office/business units. Benefitting from significant investment, the estate now features contemporary units in an attractive landscaped environment.

Unit 2 provides a versatile refitted and upgraded accommodation. The newly refurbished ground floor offers high ceiling space with a vehicular access roller shutter door.

Extensive upgrading and investment

- New estate signage
- Architectural enhancements creating a bright and interesting working environment
- Introduction of significant hard and soft landscape works including raised planters, bench seating and clipped hedges

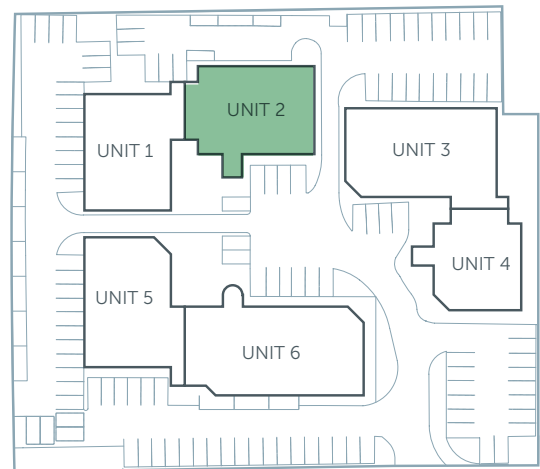
Specification

- Exposed services
- LED lighting
- Allocated parking
- 3-phase power
- Rear loading door
- Fibre broadband connectivity

Unit 2 (IPMS 3 area) **Only ground floor remaining**

Ground floor 2,762 sq ft 256 sq m

First floor Let to Embarcadero





E-CENTRE

Viewing

Strictly by appointment through the joint sole agents:

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Current occupiers

- Between the Lines Communications
- Buckingham Schenk
- Channel C
- Electra Networks Ltd
- Embarcadero
- Key Training
- KTM Online Limited
- Loewenstein Medical
- Miles 33 Ltd

Quoting terms

The properties are available on lease terms to be agreed.

VAT

All figures mentioned are exclusive of VAT which may be chargeable.

EPC

Rating C(51). Further information available on request.

Connectivity

Fibre broadband available through our specialist occupier, Between the Lines Communications offering super-fast internet connectivity.

