



High Quality, Flexible, Light Industrial & Office Space Now Completed

Mare Lane Business Park

Mare Lane, Binfield, RG42 5BF

Industrial, Office

TO LET

2,519 to 7,557 sq ft

(234.02 to 702.07 sq m)

- Last remaining units available as individual or combined space
- Opportunity to design the interior of these shell units to meet your fit out requirements
- Located on the outskirts of Bracknell and close proximity to J11 of the M4
- Good parking, access & security
- EV Charging Points

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Summary

Available Size	2,519 to 7,557 sq ft
Rent	£34,000 - £102,000 per annum
Business Rates	To be rated on first occupation
Service Charge	£1.20 per sq ft Inc. Buildings Insurance. Subject to Annual Variances
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

A unique opportunity to contribute to the design of these high specification, 'shell' business units, to meet your own fit out requirements. Use of these units will be Light Industrial, Office or a combination of both. There is the flexibility to take single or multiple units. Each unit has a mezzanine, suitable for creating office space. Each unit will have a roller shutter door measuring 3.75m x 2.7m. Located in a rural setting, there is good access, parking and security. Good internet connectivity.

Excellent Parking with EV charging points available

Location

Mare Lane Business Park is located on the outskirts of Binfield and Bracknell. There is easy access to Junction 10 of the M4 via the A329(M) and to J3 of the M3 via the A322. This offers an excellent transport link to Heathrow, London, the SW and SE.

Accommodation

Only 3 Units Available

Name	sq ft	sq m	Availability
Unit - 1 (mezz 1,338 sq ft)	3,392	315.13	Let
Unit - 2 (mezz 992 sq ft)	2,519	234.02	Let
Unit - 3 (mezz 992 sq ft)	2,519	234.02	Available
Unit - 4 (mezz 992 sq ft)	2,519	234.02	Available
Unit - 5 (mezz 992 sq ft)	2,519	234.02	Available

Viewings

By arrangement with the Agent

Terms

Available on a FRI lease for a term to be agreed. The lease will be direct with the Landlord. A service charge will be payable.

Business Rates

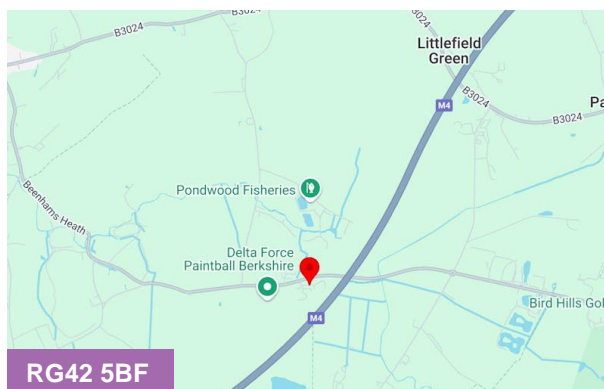
The tenant will be responsible for paying Business Rates directly to the Local Authority. The units will be rated upon first occupation.

Legal Fees

Each party will be responsible for paying their own Legal Costs.

VAT

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



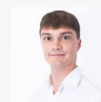
Viewing & Further Information



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