

PINEWOOD
WOKINGHAM
RG40 3EW



**120,187 sq ft Campus Office Building
TO LET**



For further information please contact:

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DESCRIPTION

Pinewood is a self-contained Campus set within 28 acres of woodland. The property is accessed by an impressive double height reception and has 120,187 sq ft available across three floors.

LOCATION

Pinewood is set in a highly attractive woodland setting set back from Nine Mile Road. It is situated close to the vibrant towns of Wokingham, Crowthorne and Bracknell which all provide a wide range of amenities.

Nine Mile Road provides easy access to both the M3 and M4 motorways. London and Southampton are accessible in approximately 1 hour. Additionally, the site is well connected internationally with Heathrow Airport approximately 25 minutes north east of Pinewood.

AVAILABILITY

Floor	sq ft	sq m
Second Floor	39,989	3,715.1
First Floor	38,962	3,619.7
Ground Floor	41,236	3,830.9
Total	120,187	11,165.7

SPECIFICATION

- Double height reception
- 3 x passenger lifts
- Fully accessible raised floors
- Metal tile suspended ceilings
- VRF air conditioning
- LED Lighting
- Male, female and disabled WC's on each floor
- On-site gym
- On-site café
- 5 a side football pitch
- 350 car parking spaces (1:304 sq ft)

PRICE

Rent on application.

SERVICE CHARGE

Details provided upon application.

TERMS

Property available as a whole or on a floor-by-floor bases, direct from the landlord.

EPC CERTIFICATE

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LEGAL COSTS

Each party to be responsible for their own legal and other costs associated with the transaction

VIEWING

Strictly by appointment through the sole letting agents.

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