



LONDON HOUSE

LONDON ROAD
BRACKNELL RG12 2UT

A COMPREHENSIVE REFURBISHMENT **14,330 SQ FT (1,331 SQ M)** TO LET

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A COMPREHENSIVE REFURBISHMENT CREATING A NEW IMPRESSIVE RECEPTION AND OFFICE ACCOMMODATION ONLY A SHORT WALK TO BRACKNELL TOWN CENTRE.

London House has undergone a comprehensive refurbishment and is immediately available.

The building provides self contained offices over ground and two upper floors with 51 parking spaces (1:271 sq ft).





SPECIFICATION

The building benefits from:

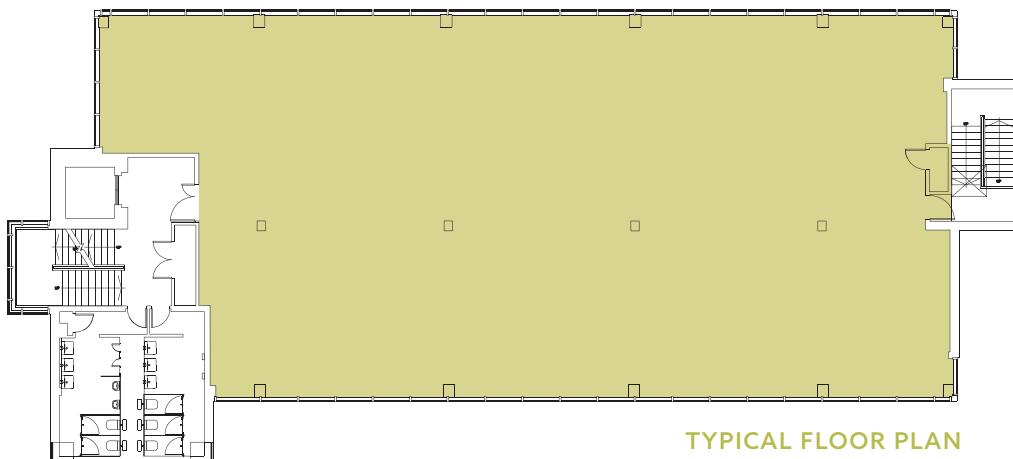
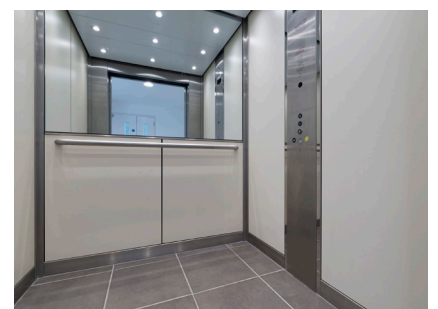
- New reception
- Suspended metal ceilings with LED recessed lighting
- Raised floors
- New VRF air conditioning
- New WC's
- New showers
- Full height glazing to front elevation
- 51 car parking spaces (1:271 sq ft) located to the rear of the building

FLOOR AREAS (NIA)

Floor	sq ft	sq m
Second	4,844	450.0
First	4,881	453.5
Ground	4,094	380.3
Reception	511	47.5
Total	14,330	1,331.3

EPC

The building has an EPC Rating of B43.



TYPICAL FLOOR PLAN

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BRACKNELL HAS BEEN TRANSFORMED INTO AN EXCITING AND VIBRANT COMMERCIAL LEISURE AND RETAIL DESTINATION.

London House occupies a prominent location fronting London Road (A329) to the east of Bracknell town centre and within walking distance of the new Lexicon Shopping Centre which includes shops, restaurants, cafés and a 12 screen cinema.

The immediate locality comprises a mixture of residential and commercial buildings together with a Travelodge hotel, adjacent to the property.

London House is equidistant between the M4 and M3, with junction 10 of the M4 being approximately 5 miles away and the

M3 being accessed via the A322, only 7 miles away.

Bracknell railway station provides frequent and direct services to London Waterloo in a journey time of 1 hour or London Paddington can be reached via Reading. There is also a direct service to Gatwick Airport in a fastest journey time of 1 hour 30 minutes.

Major employers in the area include Panasonic, Cable & Wireless, Fujitsu, Johnson and Johnson, Dell, Waitrose, Hewlett-Packard.



LOCAL AMENITIES

- 1 The Lexicon Shopping Centre
150 retailers, including shops, cafés, restaurants and a 12 screen cinema
- 2 Sainsbury's
- 3 Waitrose
- 4 Marks & Spencer
- 5 The Peel Centre
Retailers include: Next, Morrisons, New Look, Sports Direct and Odeon Cinema
- 6 The Gym
- 7 Travelodge



VIEWING: Strictly by appointment through the joint agents.

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