



First Floor Business Unit in Bracknell

Unit 8

Forest Park Business Units, Bracknell,
RG12 0XQ

Office

TO LET

467 sq ft

(43.39 sq m)

- Free Parking Adjacent
- Kitchenette and 2 W/Cs
- Good Natural Lighting
- Short Walk to Local Amenities
- Suitable for a Range of Class E Uses
- Good Access to J.10 of M4 and J.3 of M3

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Summary

Available Size	467 sq ft
Rent	£10,000 per annum
Rates Payable	£4,540.90 per annum Approx. Please check with the Local Authority
Rateable Value	£9,100
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D (79)

Description

Located within a block of business units, this first floor space benefits from 2 private W/Cs, a kitchenette, and free parking. It is suitable for a range of class E uses. The property is just a short walk from local amenities including a Tesco Express, a nursery, a community centre, and a pub.

Location

The property is located in Forest Park in the South East of Bracknell. It is a short drive away from Bracknell Town Centre. Bracknell itself is well located for access to both the M3 and M4 and is on the main railway line between Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	467	43.39

Viewings

By prior arrangement with the agent: Page Hardy Harris

Terms

Available on a new lease for a term to be agreed. The lease will be direct with the Landlord

Business Rates

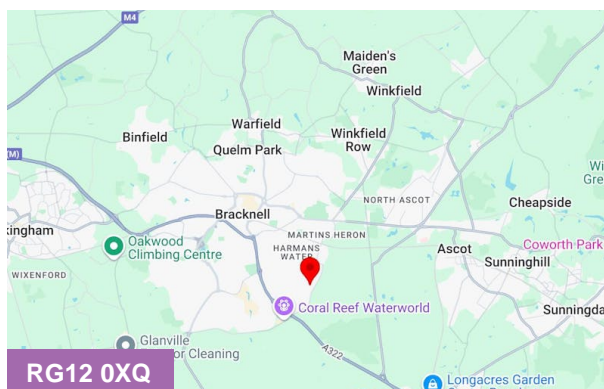
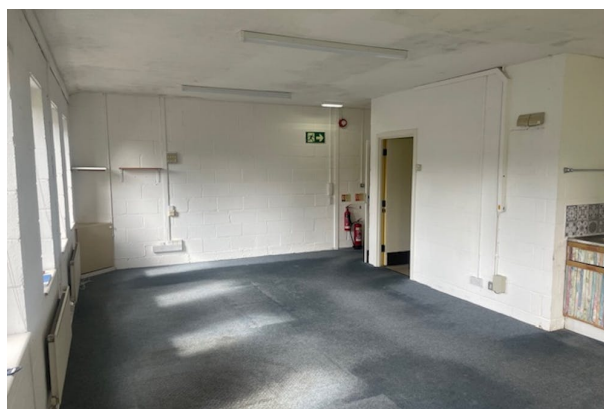
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Ingoing tenant is liable for both parties legal costs.

VAT

All figures are quoted exclusive of VAT which we understand is chargeable.



Viewing & Further Information



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