



E-CENTRE UNITS 2 & 5

Easthampstead Road
Bracknell RG12 1NF

Newly refurbished, self-
contained offices located
in the heart of Bracknell

TO LET
2,752 – 6,306 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

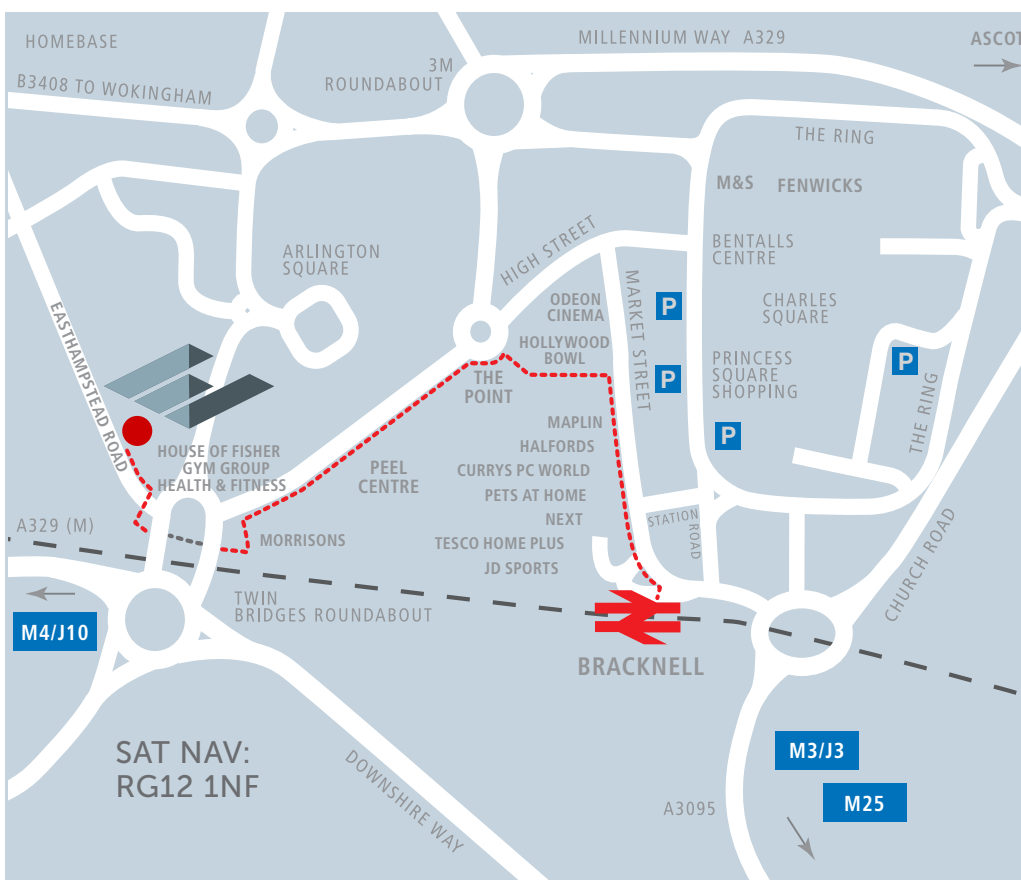
The recently upgraded E-Centre is positioned close to Bracknell town centre. It is conveniently located near major amenities including Peel Shopping Centre, cafés, restaurants, and hotels.

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 – will open in September 2017, bringing major new stores and attractions including Marks & Spencer, Fenwicks, Carluccio's, Cineworld, Primark, H&M, Zizzi and Nando's.

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. Benefiting from significant investment, the estate now features modern units/suites in an attractive landscaped environment.

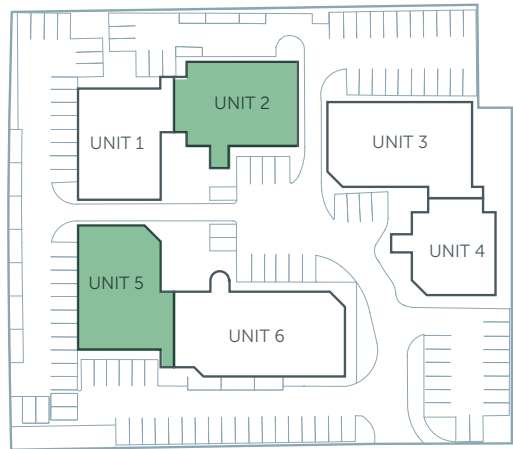
Both floors of Unit 5 provide versatile refitted and upgraded accommodation. The ground floor offers high ceiling space with a vehicular access roller shutter door.

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

Amenities

- New male and female WCs
- Excellent parking
- Rear loading doors
- Suspended ceilings
- Recessed lighting
- Air heating and cooling
- New landscaping
- New architectural features



Unit 2 (IPMS 3 area) Available soon			
Ground floor	2,752 sq ft	255.7 sq m	
First floor	2,769 sq ft	257.2 sq m	
Total	5,521 sq ft	512.9 sq m	



Unit 5 (IPMS 3 area) Available floor by floor			
Ground floor	3,361 sq ft	312.2 sq m	
First floor	2,945 sq ft	273.6 sq m	
Total	6,306 sq ft	585.9 sq m	





E-CENTRE

Viewing

Strictly by appointment through
the joint sole agents:

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Current occupiers

- Annodata Ltd
- Between the Lines Communications
- Channel C
- Electra Networks Ltd
- Key Training
- Loewenstein Medical
- Miles 33 Ltd

Quoting terms

The properties are available on lease terms to be agreed.

Business rates

The current business rates charged are approximately £5.50 psf pa.

(The figure should be verified with Bracknell Forest Council).

VAT

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

EPC

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

