



PHOENIX HOUSE

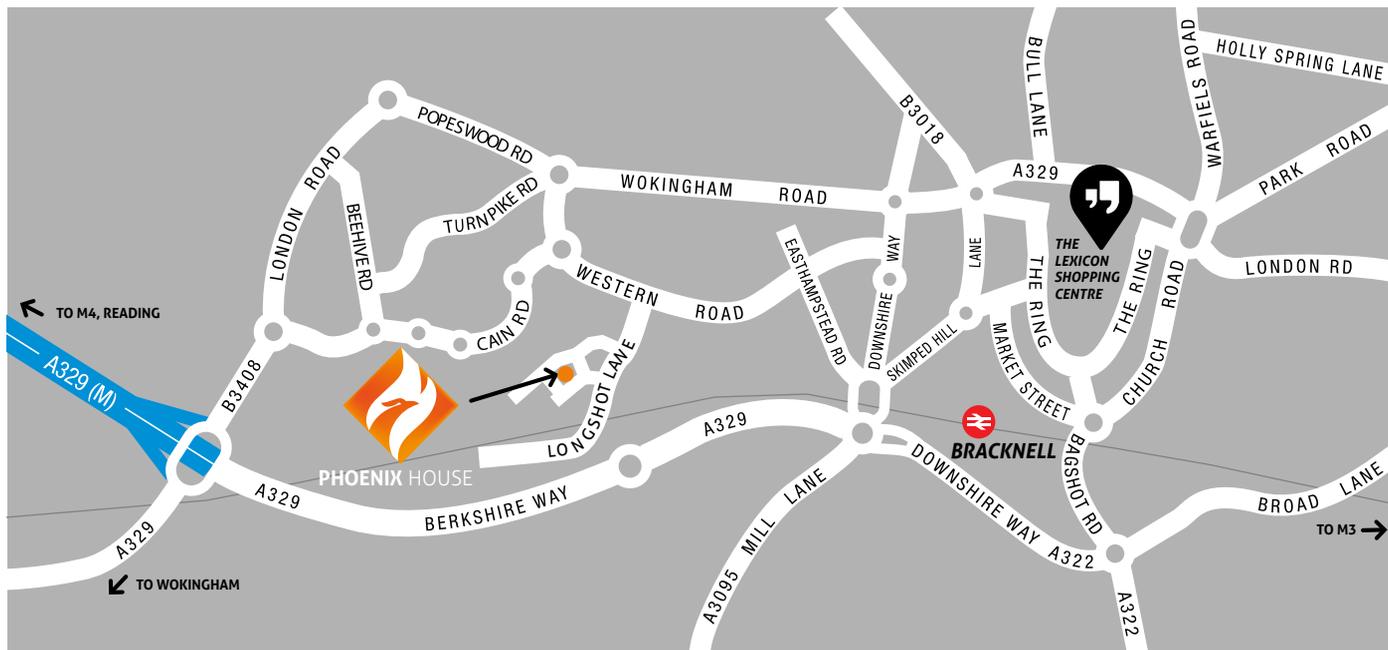
COOKHAM ROAD, OFF LONGSHOT LANE
OFF WESTERN ROAD, BRACKNELL RG12 1RB

DETACHED REFURBISHED
TWO STOREY OFFICE BUILDING

17,958 SQ FT – with 70 parking spaces

FOR SALE as a whole, or TO LET
as a whole, or in part, from
approx 4,000 sq ft upwards





LOCATION

Bracknell is renowned as a major office centre and has attracted many major technology companies including Hewlett Packard, Dell and 3M and significant multinationals, such as Honda, Fujitsu and Panasonic.

The recently completed Lexicon town centre shopping complex is already proving a great success, with many restaurants and leading retailers, anchored by a large Fenwicks.

Its superb road communications via J10 of the M4 and J3 of the M3 allow easy access to all parts of the Thames Valley, the national motorway network and London Heathrow and Gatwick airports.

Bracknell station links directly to London Waterloo (two services an hour, soon increasing to four) and via Reading to London Paddington.

TERMS

Sale/letting price/terms: on application

EPC

To be assessed following refurbishment completion

RATEABLE VALUE

On application

SERVICE CHARGE

To be budgeted if the building is to be multi-occupied



AMENITIES

- ◆ Comfort cooling/heating system, designed to accommodate division/cellularisation
- ◆ Full access raised floors, 600 mm tiles with similar grey carpet tiles
- ◆ Floor boxes at one per 10 sq.m
- ◆ 600mm ceiling tiles with 600mm LED lighting with perimeter daylight saving and PIR controls
- ◆ Access control system throughout
- ◆ Refurbished male, female and disabled wc's, with access to accommodate floor division
- ◆ Space provided for additional occupier plant/generators



VIEWING

On application to sole agent Simon Fryer
sfryer@fryercomm.com ◆ 07836 519613



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