



Contemporary, Ground Floor Office Space located on the  
Outskirts of Binfield & Bracknell

## 1 Brooklands Farm Business Park

Bottle Lane, Bracknell, RG42 5QX

Office

# TO LET

**804 sq ft**

(74.69 sq m)

- Set in beautiful rural setting on outskirts of Binfield Village
- Easy access to A329 (M) & M4
- Contemporary office space
- Kitchen
- Excellent Parking
- Male & Female/Disabled WCs
- Additional Mezzanine For Storage

# 1 Brooklands Farm Business Park, Bottle Lane, Bracknell, RG42 5QX

## Summary

Available Size	804 sq ft
Rent	£16,885 per annum
Rates Payable	£6,611.75 per annum approx. Please check figures with the Local Authority.
Rateable Value	£13,250
Service Charge	£3,175 per annum Subject to Annual Variances. Includes Buildings Insurance and WIFI
EPC Rating	Upon enquiry

## Description

On the outskirts of Binfield and Bracknell, this bright and airy unit offers contemporary office space with a 'country' feel . The beamed premises provides open plan space with the provision to partition for a meeting room . Facilities include a Kitchen and Male & Female/Disabled WCs. This ground floor space offers 2 entrances, one of which has double doors which allows for potential storage facilities if required. There is Oil Central Heating, LED Lighting, Double Glazed Windows with Security Grills and an Alarm System. It is carpeted throughout with perimeter trunking. There is a small mezzanine area (not included in measurements) for additional light storage.

There are 5 allocated parking spaces with the option to negotiate additional spaces if required

## Location

Brooklands Farm Business Park is located 2 miles north of Binfield Village and 4 miles from central Bracknell and the facilities offered by the renowned Lexicon Shopping Centre.

There is easy access to the A329 (M) and J10 of M4 providing good links to the M25, Heathrow, London and the South West. J3 of the M3 can be accessed via the A322 dual carriageway from Bracknell.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	806	74.88

## Viewings

By prior arrangement with the agent.

## Terms

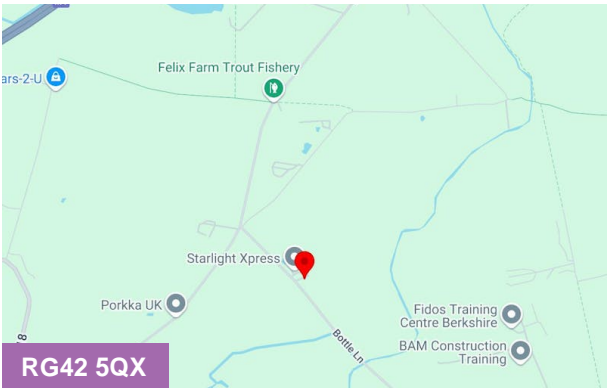
Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

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

## Legal Fees & VAT

Each party will be responsible for their own Legal Fees. All figures are quoted exclusive of VAT, which we understand will be chargeable.



## Viewing & Further Information



**Helen Bewsey**  
01344 669009  
helen@pagehardyharris.co.uk



**James Emes**  
01628439006 | 07806487124  
j.emes@pagehardyharris.co.uk



**Lucy Kirkup**  
01344 312722 | 07833 509532  
lucy@pagehardyharris.co.uk



**Iestyn Harris**  
01344 312724 | 07701 223733  
iestyn@pagehardyharris.co.uk