

BRACKNELL

Crowthorne House, Nine
Mile Ride, RG40 3GA



OFFICE TO LET

9,229 SQ FT

- Excellent Natural Light
- On-Site Restaurant
- Manned Reception
- 45 Car Parking Spaces
- Shower Facilities
- 1st Floor Fitted Space
- Leafy Environment

High Quality Cost Effective Office Space

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Summary

Available Size	9,229 sq ft
Rates Payable	£8.08 per sq ft
EPC Rating	C (67)

Description

The building has many on-site amenities for the occupier to take advantage of and is home to TRL, Romans and Blackbox. One of the key features of the building is the impressive full height reception area with security and an informal seating area for visitors. There is an on-site restaurant with a good selection of food and drinks.

The available office space is situated on the first floor, which includes a kitchen/break out area and meeting rooms. The high quality office specification and the floor to ceiling glazing means the office benefits from excellent natural light overlooking the external landscaping.

Location

Crowthorne House is located between the M3 and M4 motorways with both being approximately 8 miles away.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Fitted	9,229	857.40	Available
Total	9,229	857.40	

Specification

The property benefits from the following specification;

- Excellent all round natural light
- Four pipe fan coil air conditioning
- 1st floor includes a kitchen and meeting room space
- Manned reception
- On-site restaurant
- Shower facilities with locker room
- 45 Car Parking Spaces

Viewings

Viewings strictly with the sole agent.

Terms

Available on a sublease or a new lease term to be agreed.



James Newton
07393 235709
jnewton@vailwilliams.com



Guy Parkes
020 3589 0050
07788 188 874
gparkes@vailwilliams.com

vailwilliams.com

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