

BRACKNELL

Spedan House, RG12 8TQ



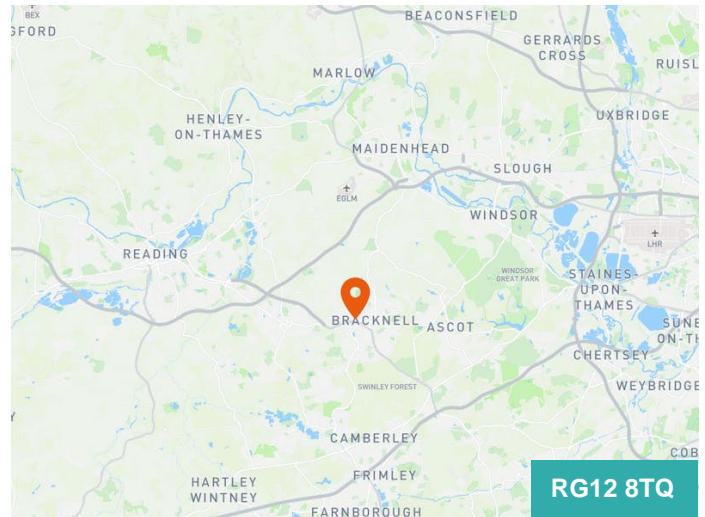
OFFICE TO LET

9,445 TO 39,512 SQ FT

- Excellent parking ratio 1:332
- Strategic location - proximity to M3, M4 & M25
- Self-contained
- Private outdoor courtyard
- Showers, changing rooms and bike storage
- Fitted office space

Self-contained HQ Office Building in Bracknell

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Summary

Available Size	9,445 to 39,512 sq ft
Rent	£16.50 per sq ft
Rates Payable	£7.85 per sq ft Estimate RP from April 2023
EPC Rating	D (100)

Description

Spedan House is a self-contained office building arranged over ground and first floors with a private outdoor court yard in the center. Each floor is equipped with WCs, break out areas, tea points and kitchens. The premises is provided fitted with office furniture, meeting rooms, board rooms and a welcoming reception area. The property further benefits from a lift, basement parking, showers, lockers and bike facilities.

Location

Spedan House is located on the Waitrose Campus in Bracknell, Berkshire.

Bracknell has excellent road connections. The M4, M3 and M25 motorways are all accessible within 10 miles, providing convenient access to the rest of the Thames Valley and to the whole of the South East, Heathrow and London. Bracknell has recently undergone a major transformation providing a vibrant mixed use centre with a wide range of shopping and leisure activities.

Home to a wide range of local, national and global companies, Spedan House is well placed to take advantage of the growing trend of companies relocating and expanding in the town.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	19,439	1,805.94	Available
1st - West	10,628	987.37	Let
1st - East	9,445	877.47	Available
Total	39,512	3,670.78	

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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