

# BRACKNELL

Lily Hill House, Lily Hill  
Road, RG12 2SJ

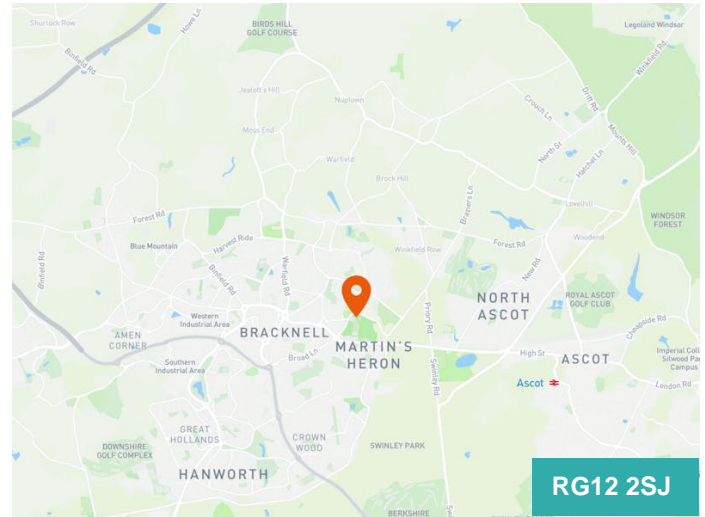


## OFFICE / SERVICED OFFICE TO LET

**1,543 SQ FT**

- Dedicated building management
- Concierge & security
- 24 hour access
- Air-Conditioning
- Showers / changing facilities and cycle storage
- Private garden
- Kitchen area
- Free meeting facilities
- Free Wi-Fi
- Car parking

**Ground floor office suite at Lily Hill House surrounded by beautiful park land.** [vailwilliams.com](https://vailwilliams.com)



## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,543 sq ft                                |
| <b>Rent</b>           | £3,390 per month                           |
| <b>Rates Payable</b>  | £8.57 per sq ft<br>Based on 2023 valuation |
| <b>Service Charge</b> | £6.50 per sq ft                            |
| <b>EPC Rating</b>     | C (63)                                     |

## Description

Lily Hill House offers a variety of unique, modern office space on flexible terms ranging from 250-5000 sq ft. Flexibility and level of service make for a cost effective package that includes receptionist and administrative services. The offices are complemented by excellent conference and meeting facilities as well as shower rooms, ample parking space and opportunity for outdoor events.

## Location

Nestled within the enchanting surroundings of Lily Hill Park, Lily Hill House boasts an idyllic location. Set amidst 23 hectares of historic parkland, this distinguished property is surrounded by the beauty of an Edwardian water garden and features England's longest picnic bench carved from a single piece of wood. It provides an exquisite setting, offering the perfect backdrop for leisurely lunches or team gatherings.

Lily Hill House is a 1-minute drive to the well connected A329 and a 5-minute drive to both Bracknell Station and Martin Herons Station.

## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft        | sq m          | Availability |
|------------------|--------------|---------------|--------------|
| Ground - Suite 4 | 1,543        | 143.35        | Available    |
| 1st - Suite 10   | 1,000        | 92.90         | Available    |
| Ground           | 2,400        | 222.97        | Available    |
| <b>Total</b>     | <b>4,943</b> | <b>459.22</b> |              |

## Anti-Money Laundering

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.

## Legal Costs

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

## 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.



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