

BRACKNELL



Lily Hill House, Lily Hill
Road, RG12 2SJ



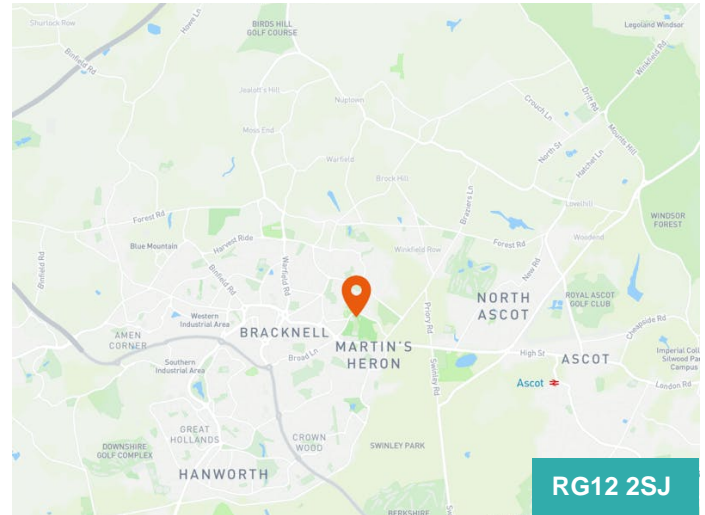
OFFICE / SERVICED OFFICE TO LET

1,543 TO 4,943 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.

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Summary

Available Size	1,543 to 4,943 sq ft
Rent	£3,390 per month
Business Rates	Upon Enquiry
Service Charge	£6.50 per sq ft
EPC Rating	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
Total	4,943	459.22	

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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