

BRACKNELL

Richmond House, Oldbury,
RG12 8TQ



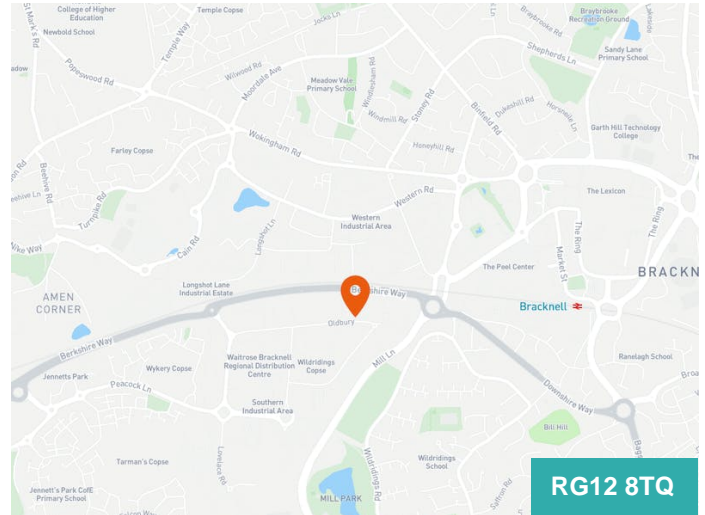
OFFICE TO LET

4,340 SQ FT

- Prime Location: Strategic access, A329(M), connecting to M4 J10.
- Spacious Offices: Open floor plates, landscaped courtyard, functional workspace.
- Atrium: Grand reception, impressive full-height atrium.
- Transport Proximity: Trains, buses within 15-minute walk.
- Strategic Connectivity: London proximity, M4 access, Heathrow convenience.

Professional and strategic office space at Richmond House

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Summary

| | |
|-----------------------|---|
| Available Size | 4,340 sq ft |
| Rent | £18.50 per sq ft |
| Rates Payable | £8.35 per sq ft Year ending March 2024. Applicants must rely on their own enquiries. |
| Service Charge | £6.50 per sq ft |
| EPC Rating | E |

Description

Richmond House is part of the distinguished Park One, situated in the Southern Business Park of Bracknell. This property boasts spacious open floor plates, complemented by well-appointed offices surrounding a landscaped courtyard. The impressive full-height atrium reception area adds a touch of grandeur. Below the office space, secure car parking is available, supplemented by additional parking options at both the front and rear of the building.

Location

Richmond House enjoys convenient access to the well-connected A329(M) linking Bracknell to J10 of the M4. Trains and buses to facilitate employee commutes, are located within a 15-minute walk from Richmond House. Proximity to London enhances the appeal of Bracknell as a business hub.

Its strategic location near the M4 motorway and Heathrow Airport makes it an ideal base for businesses with national or international operations.

Richmond House is surrounded by notable business occupiers, with Panasonic, Honda, The John Lewis Partnership/Waitrose and 3M among the prominent names in the vicinity.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|------------------------|--------------|---------------|--------------|
| 1st - 1st Floor Office | 4,340 | 403.20 | Available |
| Total | 4,340 | 403.20 | |

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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