

# BRACKNELL

## Suite 1 Reflex, RG12 1HL



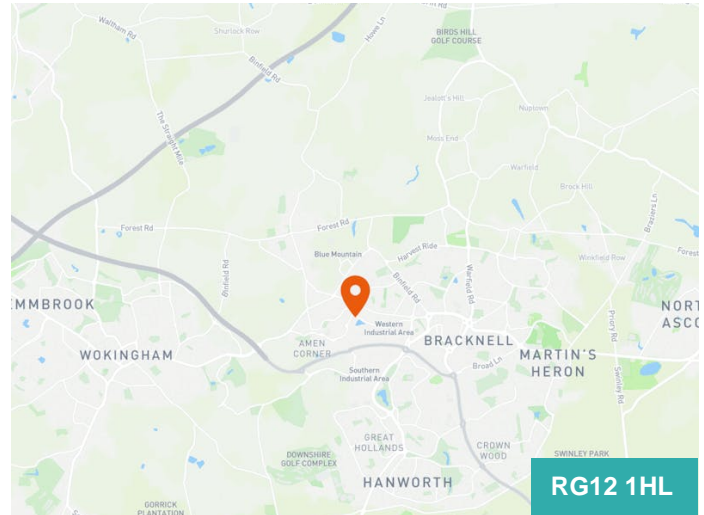
## OFFICE TO LET

**1,500 SQ FT**

- Cafe/Restaurant
- Refurbished full height manned reception
- Gym, yoga/dance studio
- Male, female and disabled WCs and showers
- Fast fibre broadband connectivity
- 8 car parking spaces
- Brand new VRF air conditioning system

**Fully fitted office, Plug & Play space available at Reflex**

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## Summary

<b>Available Size</b>	1,500 sq ft
<b>Rent</b>	£39,750 per annum
<b>Rates Payable</b>	£7.60 per sq ft
<b>Service Charge</b>	£9.67 per sq ft
<b>Car Parking</b>	N/A
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C

## Description

Reflex is a stylish, contemporary office building situated in an attractive parkland setting overlooking an extensive lake. The building has been refurbished, with inviting new reception, large restaurant/cafe and well fitted gym. There is an excellent parking ratio of one space per 186 sq ft with 8 EV charging points.

The ground floor fitted suite (1,500 sq ft) has been refurbished, to include upgrading the M&E and replacing all the air conditioning plant. The suite includes desks, a large meeting room, small meeting pod, kitchen area, break out zone and a touch down point.

## Location

Bracknell is the occupational choice for both national and international companies, attracted by the excellent transport links and wide selection of local amenities. The site is close to the A329M and M4 junction 10. Bracknell station provides half-hourly services to Reading and Waterloo. Reflex is well placed within Bracknell in a central position within this prominent Thames Valley business district.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Fitted Suite	1,500	139.35	Available
<b>Total</b>	<b>1,500</b>	<b>139.35</b>	

## 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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