

BRACKNELL

St. James House, RG12 8TH



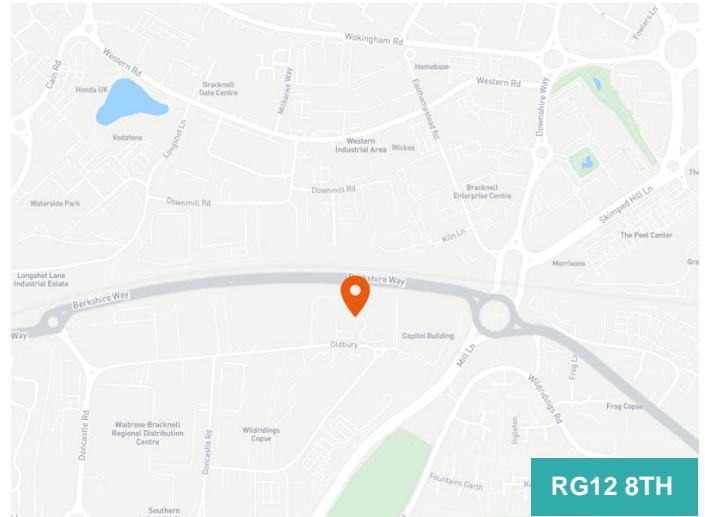
OFFICE TO LET

25,814 SQ FT

- Circa 150 parking spaces
- Fully accessible raised floors
- Air conditioning
- Suspended ceilings
- Large double height atrium reception
- Shower & Cycle Store

25,814 sq ft office in prominent Bracknell Business Park.

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Summary

Available Size	25,814 sq ft
Rates Payable	£6.93 per sq ft
Rateable Value	£322,500
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Existing data centre, with high power capacity. A two-storey purpose-built office building, St James House provides open plan offices around a central core. The building comprises of suspended ceilings, fully-accessible raised floors and air conditioning.

The property benefits from an 8 persons lift from the basement, as well as a goods lift.

Externally, tenants have access to cycle storage, communal areas and circa 150 car parking spaces, 100 in the rear/forecourt and 50 in the basement.

Location

St James 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.

St James 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
Building	25,814	2,398.20	Available
Total	25,814	2,398.20	

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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