



## Self Contained Office Building

### **Berners-Lee House**

3 E-Centre, Easthamstead Road, Bracknell,  
RG12 1NF

Office

**TO LET**

**1,806 to 5,372 sq ft**

(167.78 to 499.08 sq m)

- Gigabit fibre connection
- 25 allocated on-site parking spaces
- Attractively landscaped well maintained estate
- Great transport links
- Walk to The Lexicon and train station
- Self Contained Building
- Impressive double height reception

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## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 1,806 to 5,372 sq ft                                |
| <b>Rent</b>           | £20 per sq ft                                       |
| <b>Business Rates</b> | Approximately £5.75 psf payable                     |
| <b>Service Charge</b> | £1.40 per sq ft<br>Including £1.10psf Estate Charge |
| <b>EPC Rating</b>     | D (78)  |

## Description

The E-Centre is a modern business estate close to the new town centre. Benefiting from a recent refurbishment, the estate provides self contained offices in an attractive landscaped environment.

## Location

The recently upgraded E-Centre is positioned close to Bracknell town centre. It is conveniently located near major amenities including the Peel Shopping Centre, cafés, restaurants, and hotels. The adjacent Beneficial House provides House of Fisher serviced apartments and Gym. There is good access to both the M3 & M4 by car and Bracknell mainline railway station, with service to Reading and Waterloo is within walking distance (10–15 minutes). Bracknell is located in the heart of the Thames Valley, and has occupiers such as: Waitrose, HP, Dell, Fujitsu, Honeywell, Panasonic, Honda, Vodafone, 3M, Brocade and Boehringer Ingelheim.

## Accommodation

| Name                       | Sq ft | Sq m   | Availability |
|----------------------------|-------|--------|--------------|
| Ground - Reception         | 198   | 18.39  | Available    |
| Ground - Part Ground floor | 1,806 | 167.78 | Available    |
| Ground - Rear              | 1,489 | 138.33 | Let          |
| 1st                        | 3,566 | 331.29 | Available    |

## Terms

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The Tenant will be responsible for paying Business Rates direct to the local authority.

## Legal Costs

Each party to pay their own legal costs.

## VAT

We understand that this property is elected for VAT. All figures quoted are exclusive of VAT.



## Viewing & Further Information



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