



## High Quality, Flexible, Light Industrial Business Units To Let in Rural Setting

### Mare Lane Business Park

Mare Lane, Binfield, RG42 5BF

Industrial, Office

**TO LET**

**2,519 to 7,557 sq ft**

(234.02 to 702.07 sq m)

- Last 2 remaining units available
- Opportunity to design the interior of Unit 5 (Shell Unit) to meet your fit out requirements
- Located on the outskirts of Bracknell and close proximity to J11 of the M4
- Good parking, access & security
- EV Charging Points
- Unit 1 equipped with Office Space, WCs & A/c

# Mare Lane Business Park, Mare Lane, Binfield, RG42 5BF

## Summary

<b>Available Size</b>	2,519 to 7,557 sq ft
<b>Rent</b>	£34,000 - £86,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£1.20 per sq ft Inc. Buildings Insurance. Subject to Annual Variances
<b>EPC Rating</b>	B (32)

## Description

Unit 5 - A unique opportunity to contribute to the design of this space which is a high specification, 'shell' business unit, to meet your own fit out requirements. This unit has a mezzanine, suitable for creating office space if required. Rateable Value as of April 2026 estimated to be £32,000 pa

Unit 1 has been fitted out with Office, WCs and A/C. Rateable Value as of April 2026 = £54,000 pa

Each unit will have a roller shutter door measuring 3.75m x 2.7m. Located in a rural setting, there is good access, parking and security. Good internet connectivity. Excellent Parking with EV charging points available

## Location

Mare Lane Business Park is located on the outskirts of Binfield and Bracknell. There is easy access to Junction 10 of the M4 via the A329(M) and to J3 of the M3 via the A322. This offers an excellent transport link to Heathrow, London, the SW and SE.

## Accommodation

Only 2 Units Available

Name	sq ft	sq m	Rent
Unit - 1 (mezz 1,338 sq ft)	3,392	315.13	£52,000 /annum
Unit - 5 (mezz 992 sq ft)	2,519	234.02	£34,000 /annum

## Viewings

By arrangement with the Agent

## Terms

Available on a FRI lease for a term to be agreed. The lease will be direct with the Landlord. A service charge will be payable.

## Business Rates

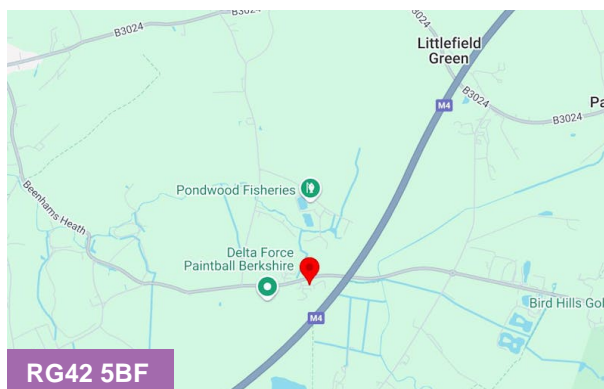
The tenant will be responsible for paying Business Rates directly to the Local Authority. The units will be rated upon first occupation.

## Legal Fees

Each party will be responsible for paying their own Legal Costs.

## VAT

All figures quoted are exclusive of VAT which is chargeable.



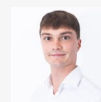
## Viewing & Further Information



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