



**HASLAM S**  
CHARTERED SURVEYORS

THREE STOREY OFFICE BUILDING

FOR SALE / TO LET



# STYLUS HOUSE

London Road Bracknell Berkshire RG12 2UT

<b>TYPE</b>	<b>OFFICE</b>
<b>TENURE</b>	<b>LEASEHOLD / FREEHOLD</b>
<b>SIZE (NIA)</b>	<b>3,326 SQ FT</b> (309 SQ M)

## KEY POINTS

- > Centrally located modern office building
- > Extensively refurbished
- > Open plan offices with fitted meeting rooms
- > Ideal for owner occupation, investment or conversion subject to planning
- > Air conditioned
- > 16 parking spaces (1 space : 208 sq. ft.)
- > Within walking distance of Bracknell station

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



## Location

The building is located in a prominent position along London Road and close to Bracknell town centre with all its amenities. The main line train station serving both London Waterloo and Reading is within walking distance.  
[what3words:///member.lines.basic](#)

## Description

Stylus House is a high quality three storey detached, self-contained office building offering accommodation across ground, first and second floors with passenger lift. The property was extensively refurbished across 2019-2020 to offer high quality self-contained offices. Alternatively, the property could be repurposed for other uses, subject to any necessary planning considerations.

Ground-floor is laid to entrance foyer, lift lobby, staircase, WC amenity and a naturally bright office/boardroom space. First-floor is open-plan with a kitchen/staff breakout area and server room. The second-floor is part open-plan with four fitted meeting rooms/individual offices and kitchenette. The upper floors benefit from lift & stair access, two individual WCs per floor, air conditioning, fresh air ventilation, raised access carpeted flooring, new LED lighting, window blinds and separate electricity metering and independent AC controls.

The car parking is located at the rear of the property largely covered by the first-floor undercroft with the property also benefiting from external gas (capped supply) and electricity meter cupboards and secure bin store area.

## Specification

- Open plan
- Air conditioning
- Fresh air ventilation
- Metal ceiling tiles
- Kitchen facilities on 1<sup>st</sup> and 2<sup>nd</sup> floors
- LED lighting throughout
- Raised access flooring
- 16 parking spaces
- Passenger lift to all floors
- Double glazed openable windows throughout

## Energy Performance Cert. Rating

B: 35

## Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



## Accommodation

Approximate floor areas measured on a NIA basis:

Floor	sq m	sq ft
Ground Floor	28	301
First Floor	163	1,754
Second Floor	118	1,270
<b>Total</b>	<b>309</b>	<b>3,326</b>
<b>GIA</b>	<b>395</b>	<b>4,251</b>

## Business Rates

Rateable Value: £58,750

## Terms

The property is being sold Freehold with Vacant Possession. Price on application. Alternatively, the property can be leased via a new Full Repairing and Insuring lease of the whole, (only) on terms to be agreed. Rent on application.

## Legal Costs and VAT

Each party to bear their own legal costs. We understand the property is elected for VAT.

## Anti-Money Laundering Regulations

Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Harry Bevins

07725 277 556  
[harrybevins@haslams.co.uk](mailto:harrybevins@haslams.co.uk)



# HASLAM'S

CHARTERED SURVEYORS

Ground floor office/boardroom:



First floor office accommodation:



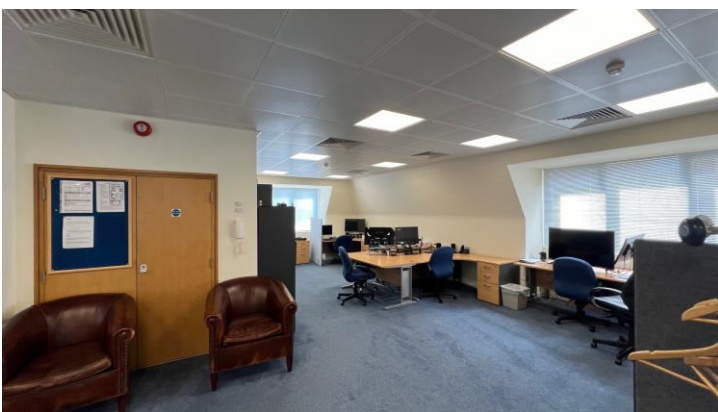
First floor kitchen / breakout & server room:



Second floor office accommodation:



Second floor office accommodation:



Second floor meeting room:



Second floor kitchenette:



Building's rear elevation with majority undercroft car parking:



