



Contemporary office space for today's business occupier

## Building 329

Doncastle Road, Bracknell, RG12 8PE

Office

**TO LET**

**770 to 3,108 sq ft**

(71.54 to 288.74 sq m)

- Fitted or un-fitted suite options
- Café/ break out facility
- Excellent car parking ratio 1:195 sq ft
- Concierge service during business hours
- Stylish meeting rooms for hire
- Secure 24/7 access
- Superfast fibre-optic link
- Comfort cooling and heating
- Wi-Fi enabled
- Shower facilities

# Building 329, Doncastle Road, Bracknell, RG12 8PE

## Summary

<b>Available Size</b>	770 to 3,108 sq ft
<b>Rent</b>	£28.50 - £31 per sq ft
<b>Business Rates</b>	See accommodation table
<b>Service Charge</b>	£9.39 per sq ft approx
<b>EPC Rating</b>	B (47)

## Description

Building 329 is a modern, multi-let office building comprising of a number of smaller high specification offices available for immediate occupation. Within each suite there is heating and cooling air conditioning, perimeter trunking and a kitchenette. There is the option to take the space fitted and furnished or unfitted. The building offers additional kitchen/ break out facilities as well as on site meeting rooms and a board room. There is excellent on site parking and each floor benefits from WCs and separate shower facilities.

## Location

329 Bracknell is situated just off the A329(M) which provides excellent access to Junction 10 of the M4 (Approx. 4 miles drive). Bracknell Town Centre is within walking distance which has an array of amenities and the Mainline Station provides services to London Waterloo and Reading.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rates Payable (sq ft)	Availability
1st - Suite 1.1	1,582	146.97	£9.54	Available
1st - Suite 1.4	1,744	162.02	£8.80	Available
1st - Suite 1.5	1,780	165.37	£9.88	Available
1st - Suite 108	812	75.44	£9.39	Available
1st - Suite 109	770	71.54	£9.39	Available
2nd - Suite 2.2	1,331	123.65	£9.84	Available
2nd - Suites 2.5 & 2.6	3,108	288.74	£9.88	Available
<b>Total</b>	<b>11,127</b>	<b>1,033.73</b>	<b>£9.53</b>	

## Viewings

By arrangement with the agent.

## Terms

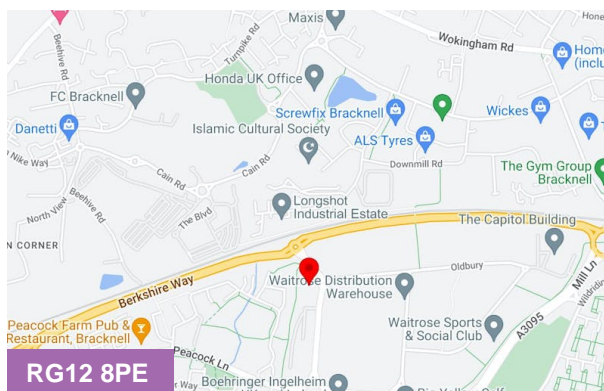
A New FRI Lease for a Term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The Tenant will be responsible for paying Business Rates direct with the Local Authority.

## VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



## Viewing & Further Information



### Lucy Kirkup

01344 312722 | 07833 509532

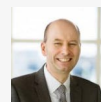
lucy@pagehardyharris.co.uk



### Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



### Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



### Iestyn Harris

01344 312724 | 07701 223733

iestyn@pagehardyharris.co.uk