



LONDON HOUSE

LONDON ROAD
BRACKNELL RG12 2UT

A COMPREHENSIVE REFURBISHMENT **14,330 SQ FT (1,331 SQ M)** TO LET

<< [CLICK HERE TO TAKE AN INTERNAL TOUR](#) >>

<< [CLICK HERE TO TAKE AN EXTERNAL FLY OVER](#) >>

LONDON HOUSE

LONDON ROAD
BRACKNELL RG12 2UT

A COMPREHENSIVE REFURBISHMENT CREATING A NEW IMPRESSIVE RECEPTION AND OFFICE ACCOMMODATION ONLY A SHORT WALK TO BRACKNELL TOWN CENTRE.

London House has undergone a comprehensive refurbishment and is immediately available.

The building provides self contained offices over ground and two upper floors with 51 parking spaces (1:271 sq ft).





SPECIFICATION

The building benefits from:

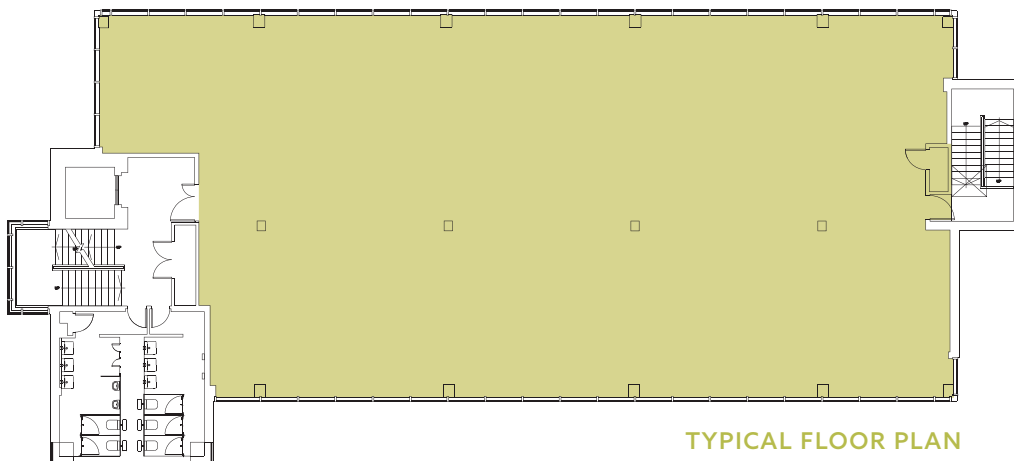
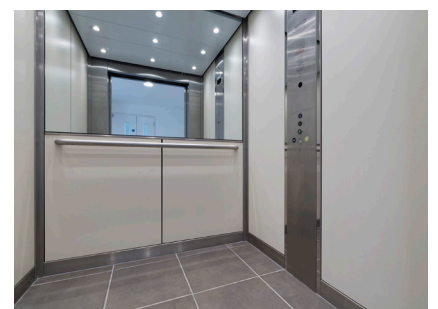
- New reception
- Suspended metal ceilings with LED recessed lighting
- Raised floors
- New VRF air conditioning
- New WC's
- New showers
- Full height glazing to front elevation
- 51 car parking spaces (1:271 sq ft) located to the rear of the building

FLOOR AREAS (NIA)

Floor	sq ft	sq m
Second	4,844	450.0
First	4,881	453.5
Ground	4,094	380.3
Reception	511	47.5
Total	14,330	1,331.3

EPC

The building has an EPC Rating of B43.



TYPICAL FLOOR PLAN

LONDON HOUSE

LONDON ROAD
BRACKNELL RG12 2UT



BRACKNELL HAS BEEN TRANSFORMED INTO AN EXCITING AND VIBRANT COMMERCIAL LEISURE AND RETAIL DESTINATION.

London House occupies a prominent location fronting London Road (A329) to the east of Bracknell town centre and within walking distance of the new Lexicon Shopping Centre which includes shops, restaurants, cafés and a 12 screen cinema.

The immediate locality comprises a mixture of residential and commercial buildings together with a Travelodge hotel, adjacent to the property.

London House is equidistant between the M4 and M3, with junction 10 of the M4 being approximately 5 miles away and the

M3 being accessed via the A322, only 7 miles away.

Bracknell railway station provides frequent and direct services to London Waterloo in a journey time of 1 hour or London Paddington can be reached via Reading. There is also a direct service to Gatwick Airport in a fastest journey time of 1 hour 30 minutes.

Major employers in the area include Panasonic, Cable & Wireless, Fujitsu, Johnson and Johnson, Dell, Waitrose, Hewlett-Packard.



LOCAL AMENITIES

- 1 The Lexicon Shopping Centre
150 retailers, including shops, cafés, restaurants and a 12 screen cinema
- 2 Sainsbury's
- 3 Waitrose
- 4 Marks & Spencer
- 5 The Peel Centre
Retailers include: Next, Morrisons, New Look, Sports Direct and Odeon Cinema
- 6 The Gym
- 7 Travelodge



VIEWING: Strictly by appointment through the joint agents.

Richard Harding
richardharding@brayfoxsmith.com
020 3362 4349

Dino Moreland
dinomoreland@brayfoxsmith.com
020 3362 4358

bray fox smith
brayfoxsmith.com
020 7629 5456

Edward Smith
edward.smith@realestate.bnpparibas
020 7318 5136

Alastair Robinson
alastair.robinson@realestate.bnpparibas
020 7338 4204

BNP PARIBAS REAL ESTATE
020 7629 7282
realestate.bnpparibas.co.uk