

Highly prominent office building
with excellent car parking

1,265 - 10,550 sq.ft

TO LET

exceptional
terms available



2TheBraccans

London Road Bracknell RG12 2XH



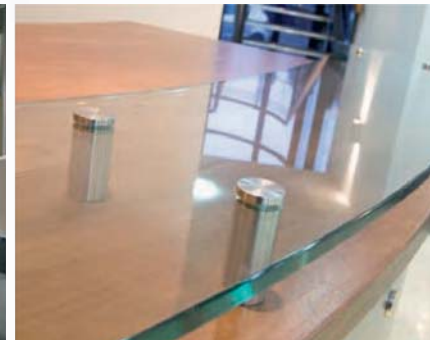
FENCHURCH

2TheBraccans

Bracknell is an accessible business location with great motorway access.

The air conditioned building was constructed in 1995 and is prominently located on the London Road into Bracknell.

The accommodation itself has been refurbished and features an attractive reception area and a largely open plan office configuration. The property benefits from a secure underground car park with additional parking to the rear of the building.

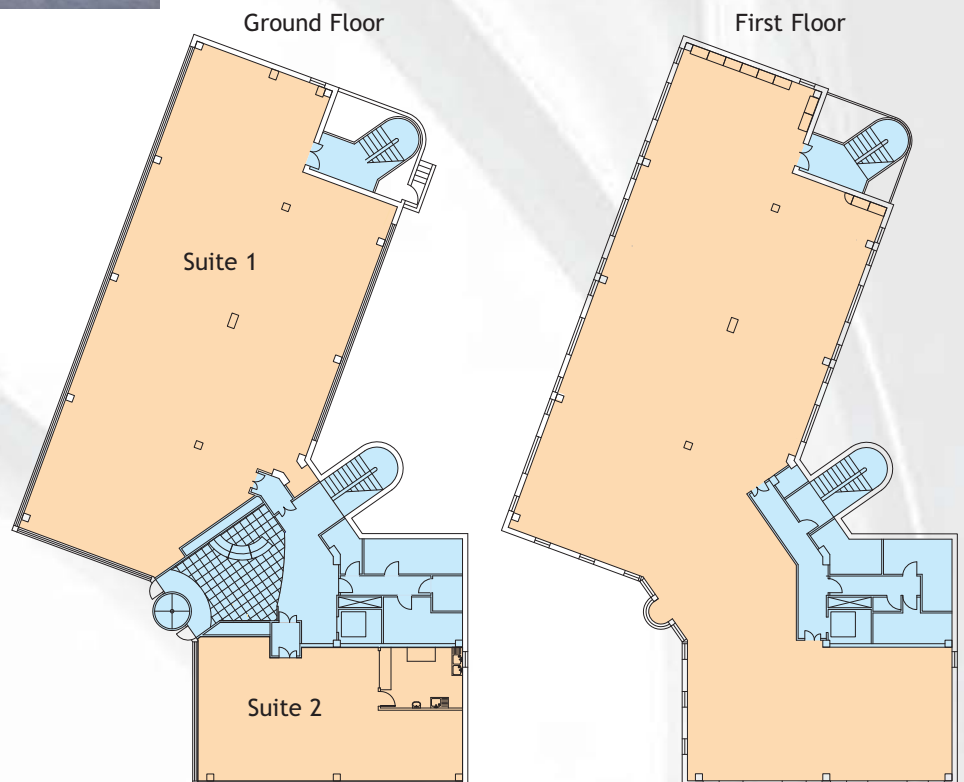




ACCOMMODATION	SQ FT
Ground Floor Suite 1	3,730
Ground Floor Suite 2	1,265
First Floor	5,555
Second floor	LET TO ATMEL
TOTAL	10,550

SPECIFICATION

- Air conditioning
- Raised floors
- Suspended ceilings
- Toilets on each floor
- Fully refurbished
- Large reception/breakout area
- On site parking for 49 cars (1:215 sq ft)
- Security barrier





LOCAL OCCUPIERS

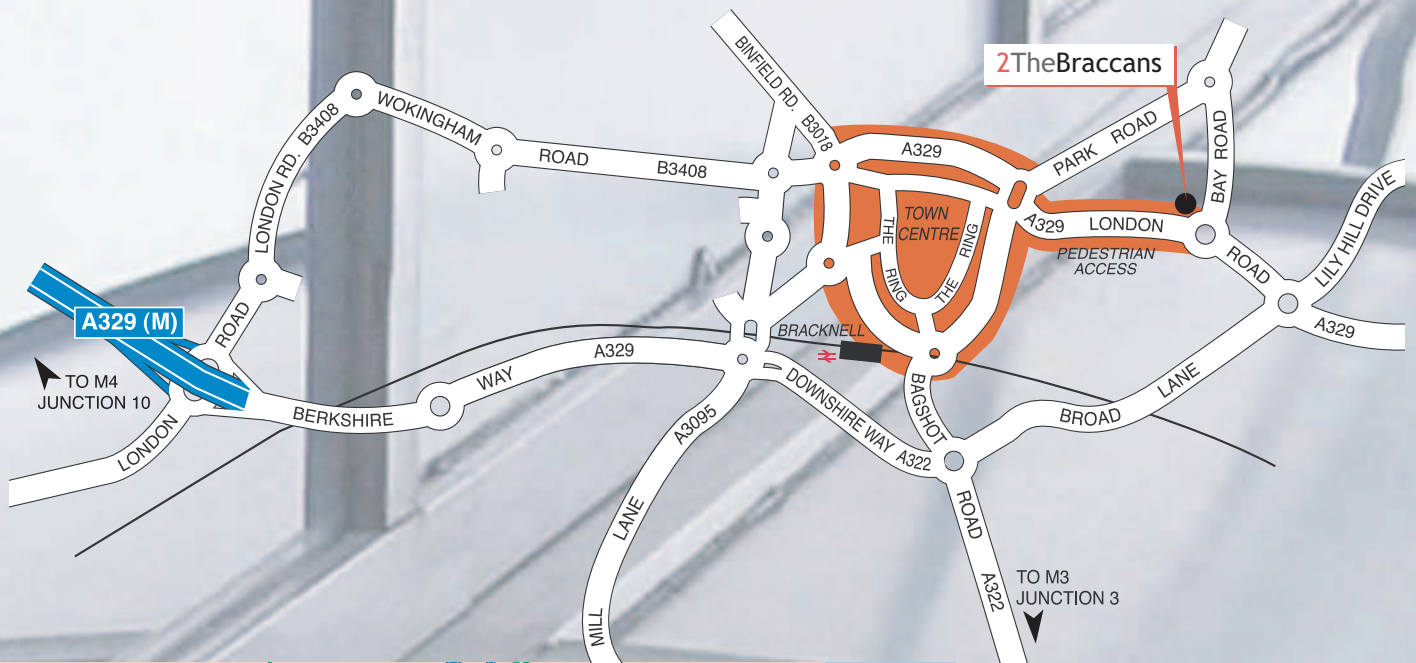
'In good company' - International companies already appreciating the benefits of being located in Bracknell include:

- Hewlett Packard
- Cable & Wireless
- Johnson & Johnson
- Panasonic
- Waitrose
- Dell
- 3M
- BMW
- Avis
- Sharp

LOCATION

The building is strategically located to the east of the town centre and offers good access to both the M3 and M4, via the A329 (M).

Heathrow airport is within 23 miles and the M25 within 15 miles. Bracknell rail station provides a frequent service to London (Waterloo) or London Paddington, via Reading.



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TERMS

Available on a leasehold basis.

VIEWING

For a viewing please contact
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 or contact the agent.



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