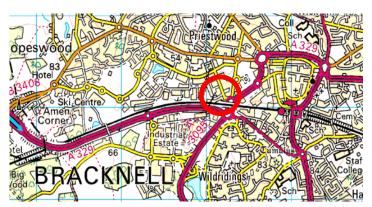


TO LET: Flexible offices



The Enterprise Centre Easthampstead Road Bracknell RG12 1NF

2,691 – 7,228 sq ft (250 – 671 sq m)





Location & description

The Enterprise Centre is well located just off the Twin Bridges round about at the foot of the A329(M) on the western side of Bracknell. There is good access to both the M3 & M4. Bracknell mainline railway station to Reading and Waterloo is within walking distance.

The properties are of brick and block construction under a tiled roof. Both floors provide flexible office accommodation. The ground floor also provides high ceiling space with the benefit of a vehicular access roller shutter door.

Unit 1 (NIA)	Reception	299 sq ft	27.8 sq m
Available floor by floor	Ground floor	2,725 sq ft	253.2 sq m
	First floor	2,691 sq ft	250.0 sq m
	Total	5,715 sq ft	531.0 sq m
Unit 3 (NIA)	Reception	198 sq ft	18.4 sq m
Available floor by floor	Ground floor	3,464 sq ft	321.8 sq m
	First floor	3,566 sq ft	331.3 sq m
	Total	7,228 sq ft	671.5 sq m

Viewing

Strictly by appointment through the joint sole agents

Page Hardy

01344 669009

Fryer Commercial

01344 741033



Amenities

Male and female WC's Suspended ceilings Recessed lighting Private parking Rear loading door Air heating and cooling

Quoting terms

The property is available on a flexible lease for a term to be agreed at a quoting rent of £9 psf

Business rates

Rateable value of £62,000 (for unit 1 or 3) Business rates payable for 2011/12 - £26,846 (These figures should be verified with Bracknell Forest Council)

VAT

All figures mentioned are exclusive of VAT which may be chargeable