



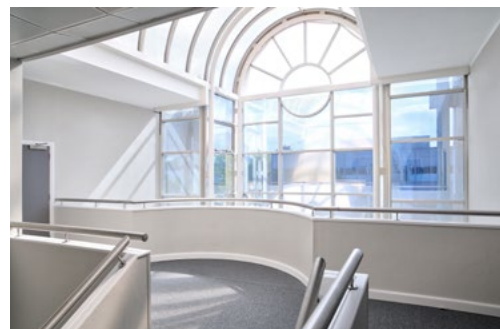
PHOENIX HOUSE

COOKHAM ROAD, OFF LONGSHOT LANE, BRACKNELL RG12 1RB

DETACHED REFURBISHED
TWO STOREY OFFICE BUILDING

17,958 SQ FT – with 70 parking spaces

FOR SALE as a whole, or **TO LET**
as a whole, or in part, from
approx 4,000 sq ft upwards

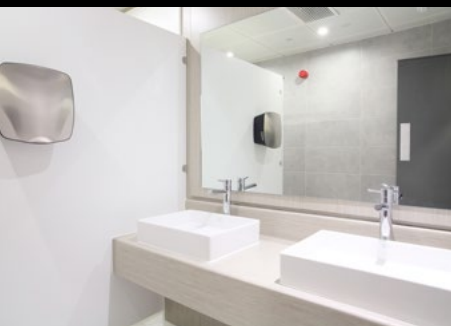




Credit: The Lexicon Bracknell

PHOENIX HOUSE

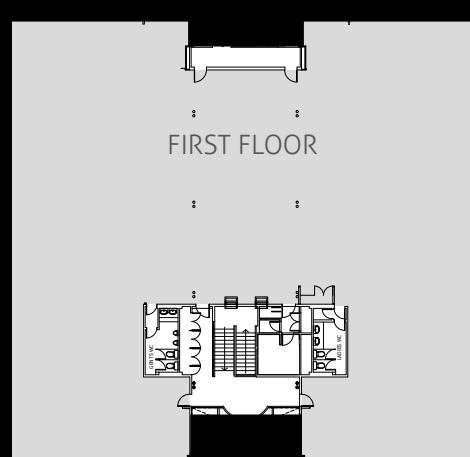
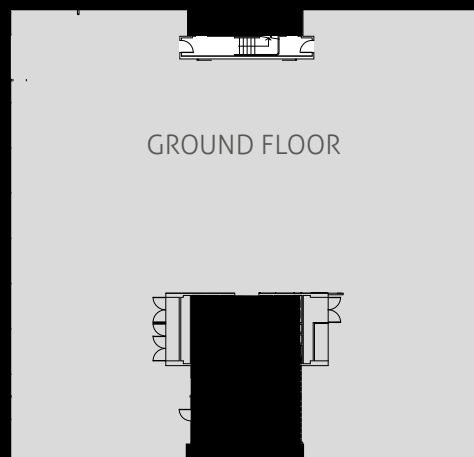
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SPECIFICATION

- ◆ Comfort cooling/heating system, designed to accommodate division/cellularisation
- ◆ Full access raised floors, 600 mm tiles with similar grey carpet tiles
- ◆ Floor boxes at one per 10 sq.m
- ◆ 600mm ceiling tiles with 600mm LED lighting with perimeter daylight saving and PIR controls
- ◆ Access control system throughout
- ◆ Refurbished male, female and disabled wc's, with access to accommodate floor division
- ◆ Space provided for additional occupier plant/generators
- ◆ Lift to be installed

FLOOR PLANS



BRACKNELL

A THRIVING LOCATION

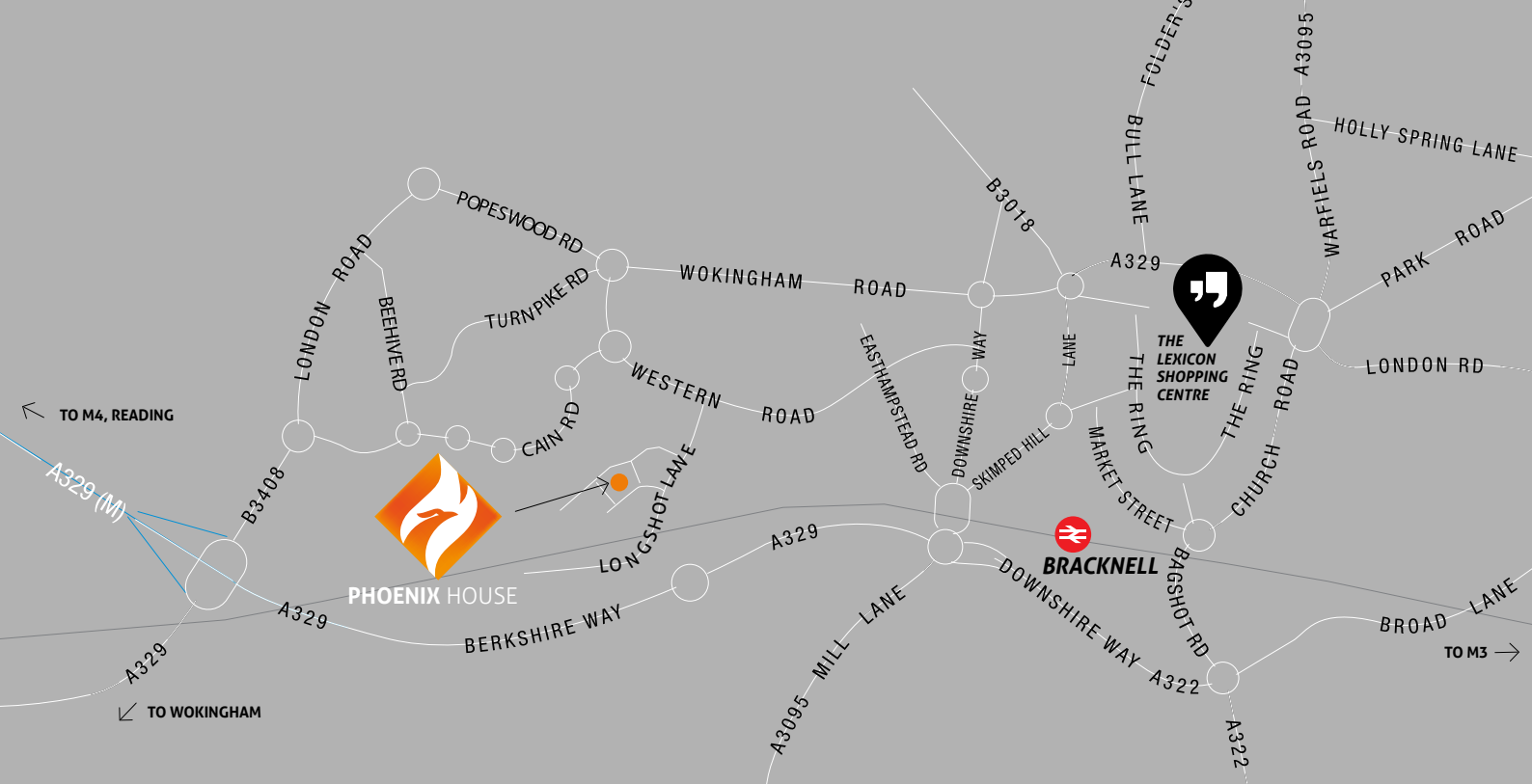
Bracknell is renowned as a major office centre and has attracted many major technology companies including Hewlett Packard, Dell and 3M and significant multinationals, such as Honda, Fujitsu and Panasonic.

The recently completed Lexicon town centre shopping complex is already proving a great success, with many restaurants and leading retailers, anchored by a large Fenwicks.

Its superb road communications via J10 of the M4 and J3 of the M3 allow easy access to all parts of the Thames Valley, the national motorway network and London Heathrow and Gatwick airports.

Bracknell station links directly to London Waterloo (two services an hour, soon increasing to four) and via Reading to London Paddington.





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TERMS

Sale/letting price/terms: on application

EPC

E – 114

RATEABLE VALUE

On application

SERVICE CHARGE

To be budgeted if the building is to be multi-occupied

VIEWING ON APPLICATION

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