



Refurbished Office Space in Bracknell

6 Milbanke Court

Milbanke Way, Bracknell, RG12 1RP

Office

TO LET

1,522 sq ft

(141.40 sq m)

- Self Contained Office with Front and Rear Entrances
- Excellent Parking Ratio
- Recently Refurbished
- LED Lighting
- 1 Gig Line Available
- Kitchenette and 2 WCs
- Close to Bracknell Town Centre & Amenities

6 Milbanke Court, Milbanke Way, Bracknell, RG12 1RP

Summary

Available Size	1,522 sq ft
Rent	£26,635 per annum
Rates Payable	£8,233.50 per annum approx, from April 2023.
Rateable Value	£16,500
Service Charge	£465 per annum 2022 cost
EPC Rating	D (84)

Description

This self contained office is set over 3 floors. It was recently refurbished with new carpets, WCs and LED lighting. This premises can also offer fibre connection at an excellent monthly rate. There are 2 WCs, a Kitchenette and loft storage.

7 Parking spaces

Location

Milbanke Court is set in the heart of the Bracknell Business Centre. A short drive to Bracknell Town Centre which boasts the The Lexicon and provides a wide range of anchor stores, restaurants and leisure outlets. The mainline rail station is a short distance away. Junction 10 of the M4 via the A329 (M) offers access to the M25, London and the South West. Junction 3 of the M3 is a short drive via the A322.

Accommodation

The accommodation comprises the following areas (IPMS3):

Name	sq ft	sq m
Ground	505	46.92
1st	571	53.05
2nd	331	30.75
2nd - Reduced head height	115	10.68
Total	1,522	141.40

Viewings

By appointment with Sole Agents - Page Hardy Harris.

Terms

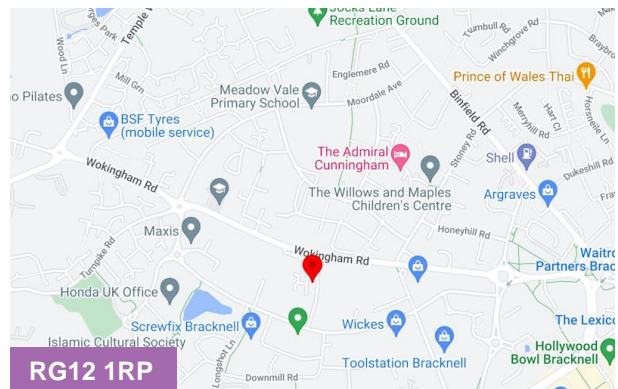
Available on a new Lease, direct with the Landlord, for a term to be agreed.

Legal Fees

Each Party to pay own legal fees

VAT

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



Viewing & Further Information



Helen Bewsey

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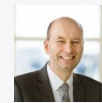
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