

BRACKNELL

Jubilee House, RG12 8YA



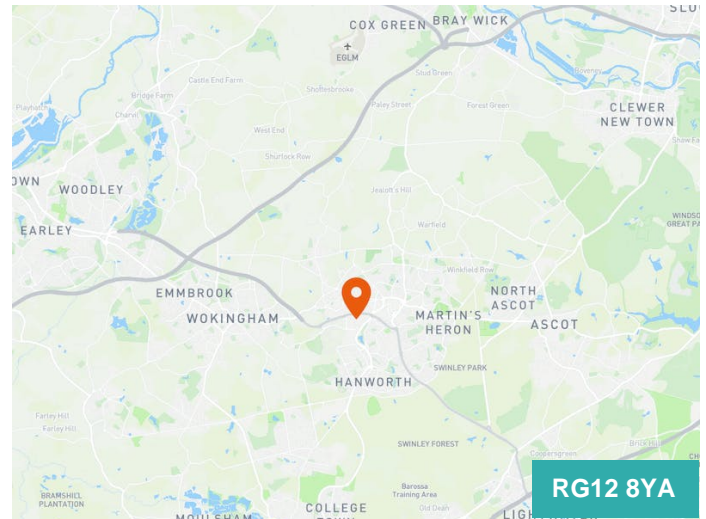
OFFICE TO LET

16,684 TO 35,090 SQ FT

- Excellent parking ratio of 1:204 sqft
- Strategic location - proximity to M3, M4 & M25
- Fully fitted office suites
- Central three storey atrium
- 3rd floor floating meeting zone
- Outdoor break out area
- Business lounge and tea point on each floor

Striking, modern and cost-efficient office space in Bracknell.

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Summary

Available Size	16,684 to 35,090 sq ft
Rent	£18.50 per sq ft
Rates Payable	£8 per sq ft
Service Charge	£5.50 per sq ft
EPC Rating	D (90)

Description

When arriving at Jubilee House you are welcomed by the triple height reception area with floor to ceiling windows providing a bright and modern entrance area. The available office space, offering 18,406 sqft on the first floor and 16,684 sqft on the second floor, overlook the central atrium.

The atrium is equipped with a large screen for presentations, events or townhall-style meetings, which is available for all tenants. The focal point of the building is the striking column that provides a floating meeting area on the third floor, also available for tenants to use. Each floor has its own business lounge, tea point and WCs. The building benefits from a fantastic parking ratio of 1:204 sqft.

Location

Jubilee House is located on the Waitrose Campus in Bracknell, Berkshire. Bracknell has excellent road connections. The M4, M3 and M25 motorways are all accessible within 10 miles, providing convenient access to the rest of the Thames Valley and to the whole of the South East, Heathrow and London.

Bracknell has recently undergone a major transformation providing a vibrant mixed use centre with a wide range of shopping and leisure activities.

Home to a wide range of local, national and global companies, Jubilee House is well placed to take advantage of the growing trend of companies relocating and expanding in the town.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	18,406	1,709.97	Available
2nd	16,684	1,549.99	Available
Total	35,090	3,259.96	

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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