

HIGH QUALITY REFURBISHED OFFICES **TO LET**



764 - 1,606 Sq. Ft. **(70.98 – 149.2** Sq. M.) approx

3A & 3B Oakmede Place

Binfield

Berkshire

RG42 4JF

In Central Village Location – With Parking

kemptoncarr.co.uk | Reading office 0118 402 6893



Location

Binfield is situated between Bracknell, Ascot and Wokingham with convenient access to the M4 at Junction 10 via the A329(M). Oakmede Place is located at the junction of Terrace Road and Forest Road with shops and business occupiers forming part of the Oakmede Village centre. Bracknell town centre with its new Lexicon shopping centre is only two miles away, with a rail service to London Waterloo and Reading.

Description

The offices are at first floor level accessed via an attractive ground floor meet and greet entrance reception at the front of the property. The offices can be taken separately or together. They provide modern workspace with good natural light, air handling, raised floors and a kitchen/tea point. Parking is provided on site.

Accommodation

	Sq. Ft.	M2
Suite 3A Now UNDER OFFER	842	78.22
Suite 3B	764	70.98
TOTAL	1,606	149.2

Approx net internal area (NIA)

Terms

Rent £15 per sq ft

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Business rates

The billing authority is Wokingham Borough Council

Rateable value: tbc

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- LED daylight lighting
- Comfort cooling
- Open plan
- Raised floors
- Adjustable double glazed windows
- Fully tiled male and female WCs

Energy Performance Rating

C-60



Viewing and further information

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