

HIGH QUALITY MODERN OFFICES TO LET



1,550Sq. Ft. (**144**Sq. M.) approx N.I.A.

Suite 2 Oakmede Place

Terrace Road

Binfield

Berkshire

RG42 4JF

Central 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). Heathrow Airport is approximately 15 miles to the east. 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, providing a fast rail service to London Waterloo and Reading.

Description

The offices are at first floor level accessed via a private ground-floor entrance. At first floor level modern workspace with good natural light, air handling, raised floors and a kitchen/tea point can be found. Parking is provided on site.

Accommodation

	Sq. Ft.	M2
Suite 2	1,550	144
TOTAL	1,550	144

Approx net internal area (NIA)

Terms

Rent £16 per sq ft.

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

A new effective full repairing and insuring lease will be granted for a term to be agreed.

Business rates

The billing authority is Wokingham Borough Council

Rateable value: £13,500

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

- Open plan modern office space
- Suspended ceilings
- Raised floors
- Comfort cooling
- Ample parking
- On site bakery / cafe
- CCTV

Energy Performance Rating

tbc



Viewing and further information

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