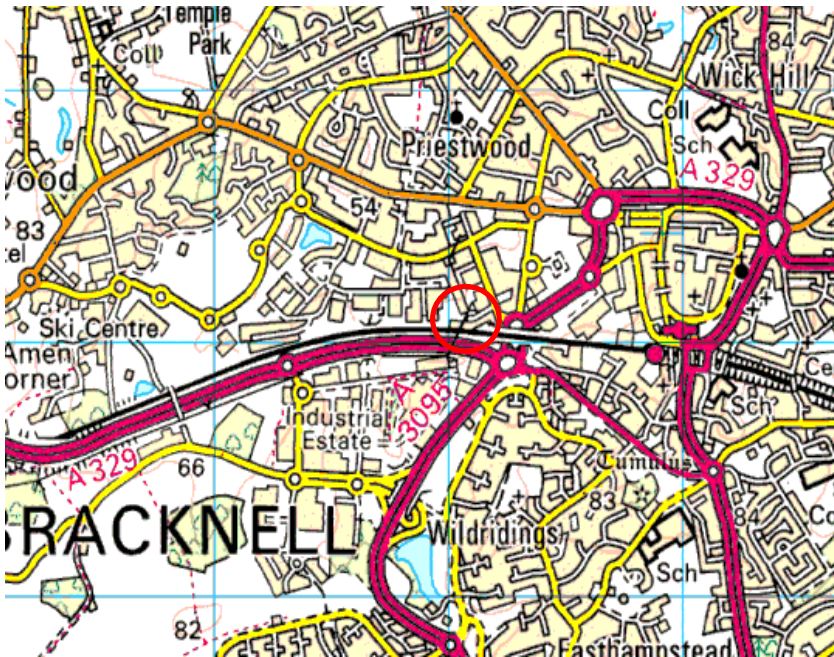


TO LET

MODERN BUSINESS UNIT

3,853 - 5,133 sq.ft.
(358 -477 sq.m.)

10 Brickfields,
 Kiln Lane
 Bracknell
 RG12 1NA



Offering Terms

A new full repairing and insuring lease at a rental level from **£7 per sq.ft** per annum exclusive in the first year.

Areas (GEA)

Lwr GF store optional	640 sq.ft.
GF Warehouse	2,449 sq.ft.
1 st Floor office	764 sq.ft.
Total	3,853 sq.ft.
Additional Lower GF store if required	1,280 sq.ft.

LOCATION & DESCRIPTION

Brickfields is a popular development finished approx 10 years ago in the heart of the Western Business Area of Bracknell. It is exceptionally well placed for access to the A329 (M) and onwards to the M4.

The building has a high eaves warehouse, good quality purpose built offices on the first floor, two wc's, a kitchen and further fitted office space on the ground floor. The unit is finished to a high standard and the security on site is excellent with CCTV and controlled out of hours access.

AMENITIES

- 6 Parking spaces
- 3 Phase power
- air cooled offices
- perimeter trunking to office space
- Gas central heating
- double glazed windows
- high eaves warehouse (> 6m)
- sodium lighting in warehouse

BUSINESS RATES

Rateable Value: £ 32,250

Business Rates Payable 2009/10: **Approximately £4 per sq.ft**

(These figures should be confirmed with Bracknell Forest Borough Council)

LEGAL COSTS

Each party to pay their own legal costs

VAT

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

VIEWING

Strictly by prior appointment through Sole Agents :-

Page Hardy Ltd.
01344 669009
www.pagehardy.co.uk