

01344 311344

TO LET



## Ground & First Floor Office

Burford House, Leppington,  
Bracknell, RG12 7WW

Floor Areas	Sq.Ft	Sq.m
Ground Floor	910	84.5
First Floor	848	78.8
<b>TOTAL</b>	<b>1,758</b>	<b>163.3</b>

*There is opportunity to rent either floor separately*

-  Open Plan, Ground & First Floor Office Suites
-  Kitchen & Garden area
-  Private Parking
-  2 WCs (inc. disabled WC)
-  Suspended Ceilings



## Location

Burford House is located in the south of Bracknell, adjacent to local shops and a short distance from South Hill Park. There is good access to both the M3 and M4 Motorways with Bracknell and Martins Heron railway stations a short drive away.



## Description

Burford House is a purpose built office building. The ground floor space consists of a large open plan suite with 2 offices, a generous kitchen area and small garden.

The first floor is configured to provide an open plan area with 3 further partitioned offices.

There are 2 WCs (1 disabled).

The whole suite comes with 5 parking spaces with public parking available adjacent to the building.

There is the opportunity to rent either floor or take both floors as one unit.

## EPC

TBC

## Business Rates

The tenant is responsible for paying business rates

Rateable Value: G Fl. £10,750

F Fl. £10,250

**Business Rates payable 2018/19**

**G Fl. £5,160**

**F Fl. £4,920**

**Total Payable £10,080**

(Please check these figures with the local authority).

## Lease Terms & Rent

A new FRI lease for a term to be agreed. The lease will be direct with the landlord, at a rent of:

**Whole Suite: £26,500 per annum exclusive**

**Ground fl: £13,800 per annum exclusive**

**First fl: £12,720 per annum exclusive**

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewing



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## Offices in Bracknell and Maidenhead