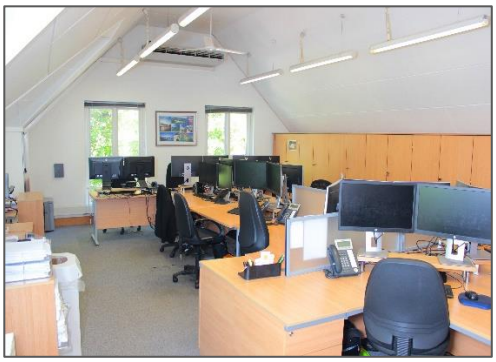
TOWN CENTRE OFFICE BUILDING SUITABLE FOR A VARIETY OF USES (S.T.P.) TO LET / FOR SALE



3,326 SQ.FT (309 SQ.M)

Whynscar House

Grenville Place

The Ring

Bracknell

RG12 1BP

POTENTIALLY WELL SUITED TO MEDICAL USE OCCUPIERS S.T.P.

kemptoncarr.co.uk | Reading Office 01184 026893

KEMPTON CARR CROFT
PROPERTY CONSULTANTS

Location / Description

The site is centrally situated within the town centre of Bracknell adjacent to the Lexicon Shopping Centre, with multiple national retailers and restaurant within.

An extended Grade II listed property with modern full height reception providing access to open plan offices at ground and first floor levels. Benefiting from Male / female WC's and boardroom.

The second floor provides further WC, shower, storage and snug area. Within the past 12 months the building has had two new boilers installed at great expense.

The property has a large private car parking area.

Accommodation (approx N.I.A.)

	Sq.Ft.	Sq.m
Ground floor	1,625	151
First floor	1,466	136.2
Second floor	235	21.8
Total	3,326	309

Terms

Offers in excess of £1,000,000 are sought for the freehold or £75,000 per annum for a new full repairing and insuring lease with terms to be agreed by negotiation.

Business Rates

The rateable value is £52,871

We suggest this amount is verified by contacting the ratings officer at Bracknell Forest Council and the amount payable.

Energy Performance Rating

Grade II listed – Not required.

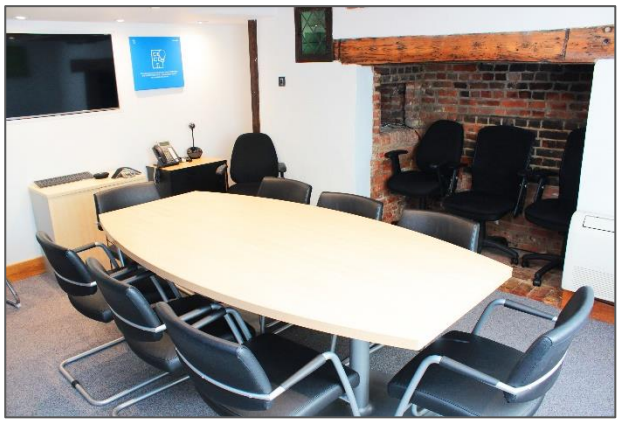
Legal Costs/VAT

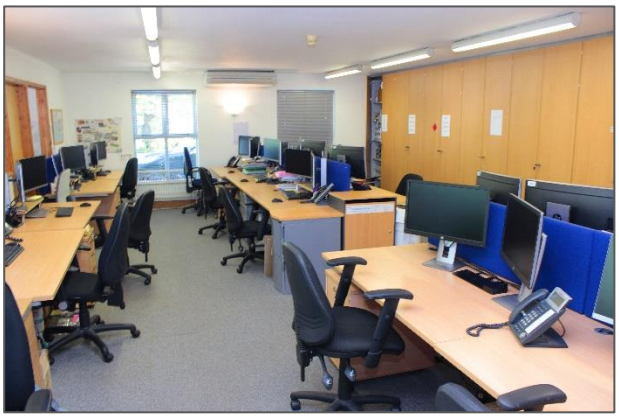
Each party to bear their own professional and legal costs throughout the sale process.

VAT is applicable on this property.

Viewing

Strictly by appointment.





Viewing and further information

David Pearce
david.pearce@kemptoncarr.co.uk
07921 820943

Maria Hoadley
Maria.Hoadley@kemptoncarr.co.uk
07766364078

Mitchell Brooks
mitchell.brooks@kemptoncarr.co.uk
07818 117021

KEMPTON CARR CROFT
PROPERTY CONSULTANTS

MISREPRESENTATION ACT 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and neither do they form part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. FINANCE ACT 1989: Unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transaction.