

www.circabracknell.co.uk

High quality office building
situated in the heart of Bracknell town centre

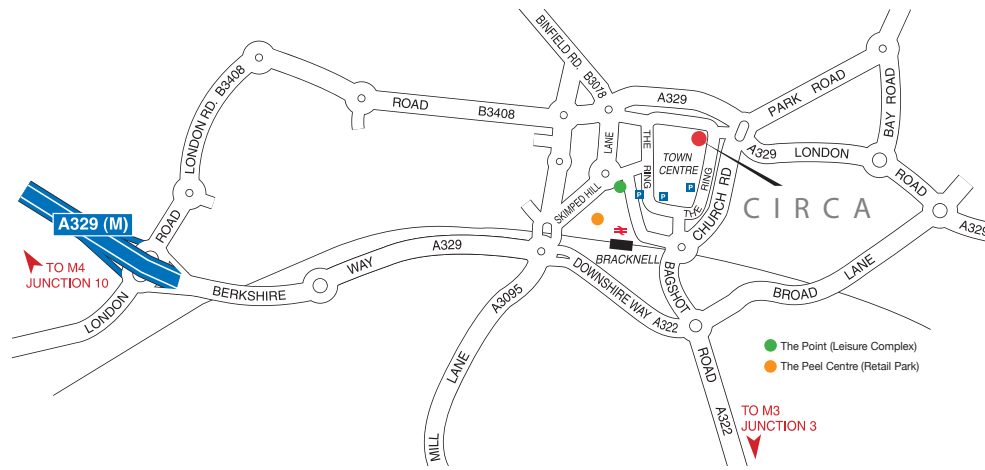
CIRCA

THE RING BRACKNELL RG12 1AA



LOCATION

The property is prominently situated in the town centre on The Ring, close to the town centre retail and leisure amenities and a 5 minute walk to Bracknell mainline station.



DESCRIPTION

A town centre office building with an innovative architectural style.

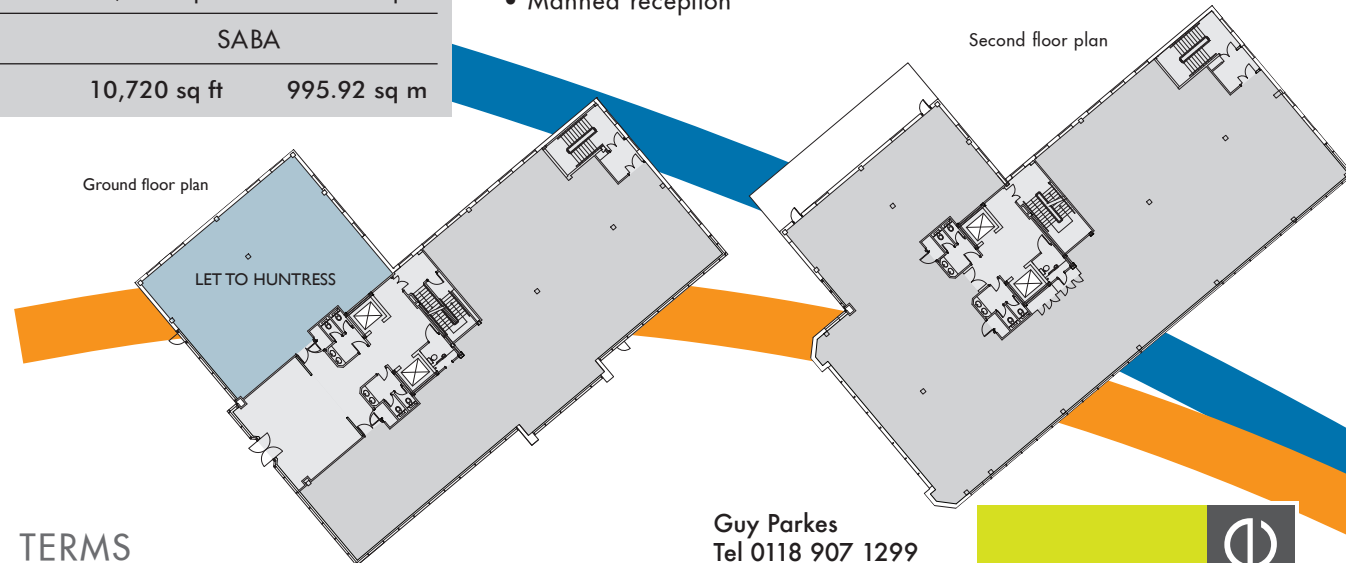
The office accommodation is arranged over ground and three upper floors with secure basement car parking. The available space comprises a self-contained ground floor suite and the whole 2nd floor. The accommodation is open plan, offering complete flexibility, and has the benefit of excellent natural light.

FLOOR AREAS

Part Ground Floor	3,950 sq ft	366.97 sq m
Part Ground Floor	HUNTRESS	
First Floor	CIT	
Second Floor	6,770 sq ft	628.95 sq m
Third Floor	SABA	
Total Available	10,720 sq ft	995.92 sq m

AMENITIES

- Four pipe fan coil airconditioning
- Full access raised floors (110mm clear void)
- Suspended Ceilings with Category II lighting
- Manned reception
- Male & Female WC's on each floor
- Floor to ceiling height of 2.7m
- 2 x 13 person passenger lifts
- A total of 97 on site car parking spaces (1:261 sq ft net)



TERMS

The property is held on a lease expiring in March 2023. A new, flexible sublease is available on terms to be agreed. Competitive rental packages available to reflect lease term.

Guy Parkes
Tel 0118 907 1299
gparkes@ra-re.co.uk

Jonathan Mannings
Tel 0118 907 1292
jmannings@ra-re.co.uk

**0118
907 9700**
www.ra-re.co.uk

ra-re