

To Let

One Station Square, Bracknell, Berkshire, RG12 1QB

5,508 sq ft

- Newly refurbished
- Top floor with striking exposed services ceiling
- Excellent connectivity & proximity to Bracknell town centre
- Good car parking ratio of 1:250 sq ft



Location

One Station Square stands at the heart of Bracknell, a key Thames Valley town that has enjoyed substantial investment and regeneration in recent years. Thanks to excellent travel connections and easy access to amenities, big-name businesses including Honda, Dell, Avnet, Hewlett Packard, Vodafone and Panasonic have chosen to call it home.

Specification

- 24 hour access
- Concierge service
- Raised floors
- Carpets
- 2 x 10 person lifts
- Exposed services with potted ceiling
- Showers
- LED suspended light fittings
- Secure car park
- Male & female WCs
- Secure cycle racks
- Air conditioning

Availability

- The 7th floor features a striking exposed services ceiling - the first of its kind available in Bracknell.
- The building is DDA compliant, has an EPC rating of D(86) and offers recently refurbished showers, along with separate male and female WCs to each floor.
- Secure car parking is allocated at a ratio of one space to every 219 sq ft and cycle storage is also available.

Accommodation

Floor / Unit	Description	Sq ft	Availability
7th	7th Floor	5,508	Available
Total		5,508	

EPC

This property has been graded as 89 D.

Rent

£24.50 per sq ft

Business Rates

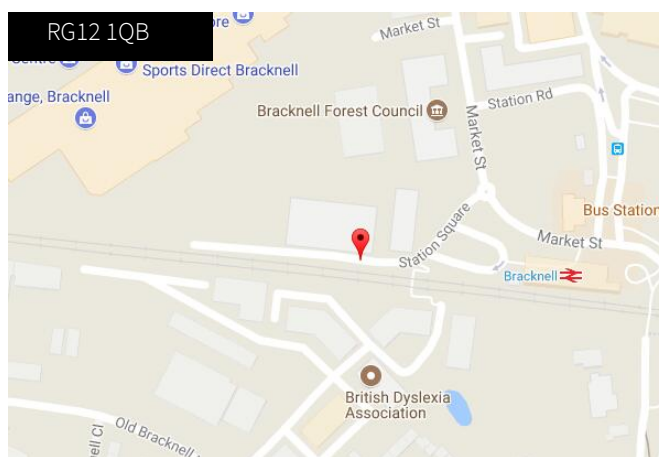
Rates Payable (2017/2018): £6 per sq ft

Estimated

Service Charge

£6 per sq ft

Estimated



Contacts

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Joint Agents

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