

**OFFICE FOR RENT**



London Road

Bracknell, Berkshire

United Kingdom

Monthly Rent

£1

Size	<b>0 Sq M</b>	Date Listed	<b>01/10/2023</b>
Year Built		Listing ID	<b>GL-1641867535</b>
Office Class			
Listed by:	Listanza Services Group		

For more information, visit:

<https://www.globallistings.com/6626516>

**Overview**

Description London House has undergone a comprehensive refurbishment and is immediately available. The building provides self contained offices over ground and two upper floors with 52 parking spaces (1:271 sq ft). Location London House occupies a prominent location fronting London Road (A329) to the east of Bracknell town centre and within walking distance of the new Lexicon Shopping Centre. The immediate locality comprises a mixture of residential and commercial buildings together with a Travelodge hotel, adjacent to the property. London House provides space that is designed to suit most modern day occupiers. The Lexicon Shopping Centre is now complete and offers a wide range of shops and restaurants within walking distance. London House is equidistant between the M4 and M3, with junction 10 of the M4 being approximately 5 miles away and the M3 being accessed via the A322, only 7 miles away. Bracknell railway station provides frequent and direct services to London Waterloo in a journey time of 1 hour or London Paddington can be reached via Reading. There is also a direct service to Gatwick Airport in a fastest journey time of 1 hour 30 minutes. Major employers in the area include Panasonic, Cable Wireless, Fujitsu, Johnson and Johnson, Dell, Waitrose, Hewlett-Packard. Accommodation Available Reception - 511 sq ft Ground Floor - 4,094 sq ft First Floor - 4,881 sq ft Second Floor - 4,844 sq ft Total - 14,330 sq

ftSpecificationThe building is under refurbishment and will benefit from:- New reception- Suspended metal ceilings with LED recessed lighting- Raised floors- New vrf air conditioning- New WC's- New showers- Full height glazing to front elevation- 52 car parking spaces (1:271 sq ft) located to the rear of the building- EPC Rating - B43 For more details and to contact:

**Contact**

**Email**

**Phone**