

**PALM HILLS  
LONDON ROAD  
BRACKNELL  
RG12 9FR**



**SELF-CONTAINED COMMERCIAL PREMISES TO  
RENT WITH AMPLE PARKING**

Jubilee House  
Jubilee Close  
Hampton Wick  
KT1 4DG

**T 020 8977 6885  
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**TO LET**



**SELF-CONTAINED COMMERCIAL BUILDING**

**FROM 500 SQ. FT. - 2,600 SQ. FT. APPROX.**

**SUITABLE FOR A RANGE OF USES (STPP)**

**SHORT TERM LEASE**

**AMPLE ONSITE PARKING**

**OPEN PLAN AND FLEXIBLE ACCOMMODATION**



## LOCATION

Palm Hills is located off London Road (A329) close to its junction with Priory Road (B3017) and approximately 2.3 miles from Bracknell Town Centre.

The property benefits from good road transport communication links situated close to both the M3 and the M4 motorways, accessed via the A322 and A329 respectively. The closest train station is Martin Herons Mainline Station, approximately 1 mile south of the subject property offering regular rail services to London Paddington (approximately 1 hour) and Reading Station (approximately 25 minutes). The building is situated in a secluded and peaceful rural setting.

## DESCRIPTION

The property comprises a detached building arranged over an extensive ground floor level to provide open plan and versatile accommodation.

The premises are of a good condition and reasonable specification to include part tiled/ part laminate flooring, a mix of spotlighting and strip lighting, double glazing and gas central heating. There are separate male, female, disabled W/C facilities and a purpose built bar area from its previous use as a conference centre. The premises also benefits from a two separate private courtyards to the front and rear of the building and ample on-site car parking.

We understand the current use is D1 however due to the open configuration of the accommodation and private location, the property may potentially be suitable for a variety of commercial uses including office, studio, training, educational, conference, leisure and alternative (sue generis) uses subject to planning.

## ACCOMMODATION (Gross Internal Area approx.)

Unit	SQ FT (approx.)	RENT (PCM)
1	500	£1,041
2	770	£1,600
ALL (inc common parts)	2,600	£2,500

## EPC

Where an EPC is not currently displayed, please contact the agent to confirm the status.

## GUIDE RENT

The quoted rents are available on a new short term license for a term of approximately two years, with 3 month rolling break clauses thereafter. The quoting rent is inclusive of service charge, building insurance but exclusive of business rates and VAT. Suitable rent deposits will be required.



## FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial

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