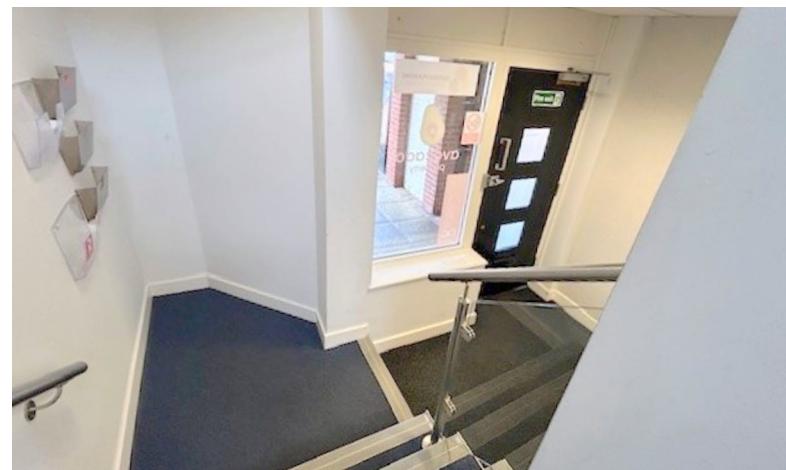




Modern Space



## Suite 4, Oakmede Place, Binfield, RG42 4JF

Quality great value self contained office suite also suited to D1, with parking, in a central village location close to the A329(M).

<b>Available Size</b>	1,549 sq ft / 143.91 sq m
<b>Rent</b>	£16 per sq ft
<b>Rates Payable</b>	£7.15 per sq ft for guidance only.
<b>Rateable Value</b>	£20,250
<b>EPC Rating</b>	C (70)

### KEY POINTS

- Raised floors
- Adjustable double glazed windows
- Parking
- Comfort cooling
- Open Plan - with ground floor meet and greet area.
- Suspended ceilings



## Description

These smart offices are at first floor level with great natural light, accessed via an attractive ground floor canopied entrance with a generous meet and greet reception. This office provides modern workspace with perimeter trunking and a newly presented kitchen / tea point plus air conditioning. An allocation of on site parking is provided in a generous car park.

## Location

Binfield is situated between Bracknell, Ascot and Wokingham on with convenient access to the M4 at junction 10 via the A329(M). Oakmede Place is located at the junction of Terrace Road and Forest Road with shops and business occupiers forming part of the Oakmede Village centre. Bracknell town centre with it's new Lexicon shopping centre is only 2 miles away, with a rail service to London Waterloo and Reading.



## Accommodation

The accommodation comprises the following approximate areas for guidance:

Name	sq ft	sq m	Availability
1st	1,549	143.91	Available
<b>Total</b>	<b>1,549</b>	<b>143.91</b>	



## Viewings

To book a viewing contact Chris Thomas on 07770 768342 or by email [ct@chthomas.com](mailto:ct@chthomas.com)

## Viewing & Further Information

### Christopher Thomas

01753 839390 | 07770 768342

[ct@chthomas.com](mailto:ct@chthomas.com)

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 12/08/2025





suite 4

