

To Let

One Lexicon, (Formerly Known As Highview House), Charles Square, Bracknell, RG12 1DG

2,450 to 21,285 sq ft (227.61 to 1,977.44 sq m)

- Coming soon after extensive refurbishment
- Excellent communication links
- Exceptional local amenities
- Highstreet frontage



Location

One Lexicon is located within Bracknell Town Centre benefiting from access to a large number of amenities and services. The property can be easily accessed by car from the towns inner ring road which connects the subject to several 'A' roads. Junction 3 of the M3 is located 6 miles to the south and Junction 10 of the M4 is located 6 miles to the north.

Bracknell Railway Station is located just 0.3 miles to the south, additionally the property benefits from easy access to numerous bus routes.

Accommodation

The property will be available following comprehensive refurbishment by Q2 2020

Description	Size	Rent	Availability
Reception	320 sq ft	-	Available
Reception	75 sq ft	-	Available
1st Floor	2,450 sq ft	£27.50 per sq ft	Available
2nd floor	4,620 sq ft	£27.50 per sq ft	Available
3rd floor	4,615 sq ft	£27.50 per sq ft	Available
4th floor	4,615 sq ft	£27.50 per sq ft	Available
5th floor	4,590 sq ft	£27.50 per sq ft	Available

The Building

One Lexicon will benefit from extensive exterior works and internally provide the following specification:

- Air conditioning
- LED lighting
- Exposed Services
- WCs and kitchenette on each floor
- Car parking available by licence at 1:400 sq ft
- Targeting EPC 'C'

EPC

This property has been graded as EPC exempt - Currently being constructed or undergoing major refurbishment.

Rent

£27.50 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: £6.68 per sq ft
Estimate

Service Charge

£7 per sq ft Estimate



Contacts

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