



## 2 Retail Units in Binfield Village.

### **Oakmede Place**

Binfield, RG42 4JF

Retail

# TO LET

**618 to 1,311 sq ft**

(57.41 to 121.80 sq m)

- 2 Newly Refurbished Retails Units in the Centre of Vibrant Binfield Village
- Each Unit has WC (disabled), LED Lighting & Comfort Heating/Cooling
- Public Parking to the Front of Units
- 1 Allocated Parking Space per Unit
- Close to Bracknell Town Centre and Business Districts

# Oakmede Place, Binfield, RG42 4JF

## Summary

|                |                                                |
|----------------|------------------------------------------------|
| Available Size | 618 to 1,311 sq ft                             |
| Service Charge | £1.78 per sq ft<br>Subject to annual variances |
| EPC Rating     | B                                              |

## Description

These 2 remaining, newly refurbished, Ground Floor units are available in shell condition. There is LED Lighting, Comforting Heating/Cooling Units and Disabled WC facilities to the rear of each unit. As well as Village Residents, these retail units service local offices in the Oakmede development.

There is plenty of public parking to the front of the units and each unit comes with 1 allocated parking space.

Please note that the following uses CANNOT currently be considered as these uses will be competing with existing tenants:  
Convenience Store, Florist, Barbers & Nails/Beauty, Reformer Pilates

## Location

Binfield is a busy, vibrant community. Oakmede Court is located in the centre of the Village, adjacent to the busy Social Club and School. The Village is only a few minutes drive from Bracknell Town Centre and Business District.

## Accommodation

The accommodation comprises the following areas:

| Name            | sq ft | Rent           | Rates Payable | EPC    | Availability |
|-----------------|-------|----------------|---------------|--------|--------------|
| Ground - Unit 5 | 618   | £16,500 /annum | £6,112 /annum | B (42) | Available    |
| Ground - Unit 6 | 693   | £18,000 /annum | £7,067 /annum | B (32) | Available    |
| Ground - Unit 7 | 870   | £18,500 /annum | £8,022 /annum | B (30) | Let          |
| Total           | 2,181 |                |               |        |              |

## Viewings

Viewings by Appointment only with The Agent

## Terms

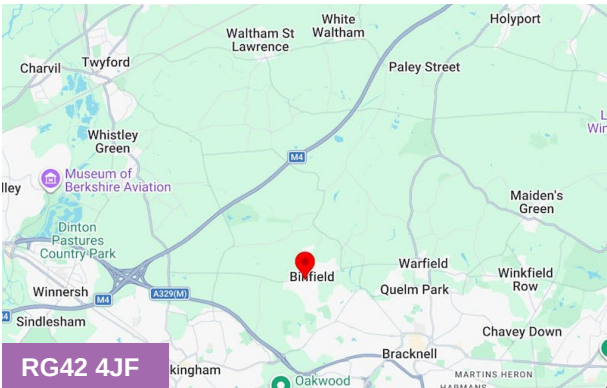
Subletting with Head Lease finishing November 2030.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand is chargeable.



## Viewing & Further Information



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