



Refurbished Top Floor Office Suite

2nd Floor

4 Milbanke Court, Milbanke Way, Bracknell,
RG12 1RP

Office

TO LET

883 sq ft

(82.03 sq m)

- Partitioned Meeting Room/Separate Offices
- Suspended Ceiling with LED Lighting
- Central Heating and A/C
- 4 Allocated Parking Spaces
- Located in the heart of Bracknell Business District
- Not Registered for VAT
- Potential for Small Business Rates Relief

2nd Floor, 4 Milbanke Court, Milbanke Way, Bracknell, RG12 1RP

Summary

Available Size	883 sq ft
Rent	£15,452 per annum
Rates Payable	£3,672 per annum VOA from April 2026. May be eligible for small business relief
Rateable Value	£8,500
Service Charge	£217 per annum Subject to annual variances
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (87)

Description

Newly refurbished, this second floor suite provides modern office space and a separate kitchen. The suite benefits from comfort heating & cooling and LED lighting and new Entry System. There are communal male and female WC's on each floor.

The suite comes with 4 allocated parking spaces.

Location

Milbanke Court is set in the heart of the Bracknell business district. A short walk to Bracknell Town Centre which boasts the The Lexicon and provides a wide range of anchor stores, restaurants and leisure outlets. The mainline rail station is within walking distance. Junction 10 of the M4 via the A329 (M) offers access to the M25, London and the South West. Junction 3 of the M3 is a short drive via the A322.

Viewings

By appointment with the agent only

Terms

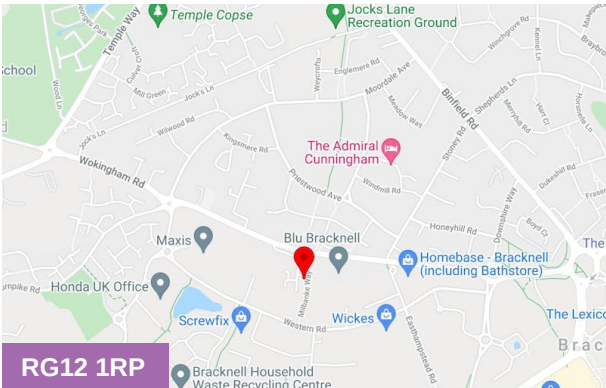
Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Legal Costs

Each Party to pay their own legal costs

VAT

All figures quoted are exclusive of VAT which we understand is not payable



Viewing & Further Information



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