



The Observatory, Western Road, Bracknell, RG12 1TL

Newly refurbished CAT A floor

Summary

Tenure	To Let
Available Size	13,304 sq ft / 1,235.98 sq m
Rent	£25 per sq ft
Service Charge	N/A
Rateable Value	£7
EPC Rating	B (34)

Key Points

- Prominent position on Western Road
- Newly refurbished reception
- Floor can be split to c7,000 sq ft
- Cycle storage
- High-quality, flexible office accommodation
- New M&E throughout
- 55 car parking spaces within the lease
- Suspended ceilings

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DESCRIPTION

The Observatory offers an impressive combination of contemporary architecture, flexible office accommodation and a landscaped setting. Designed around a striking central courtyard, the building benefits from extensive full-height glazing, generous natural light and a distinctive modern façade.

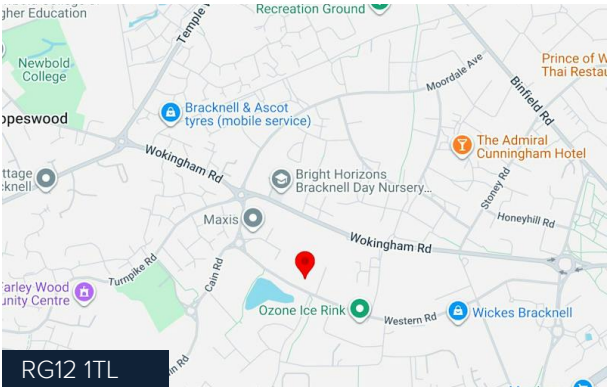
LOCATION

Located on Western Road, The Observatory is positioned within one of Bracknell's most established commercial locations, providing excellent connectivity to the town centre and wider Thames Valley. With its combination of prominent architecture, high-quality office accommodation and an attractive landscaped environment, The Observatory provides an excellent opportunity for businesses looking for a well-connected and distinctive Bracknell headquarters.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
2nd	13,304	£25	£6.68	n/a	Available



Viewing & Further Information

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