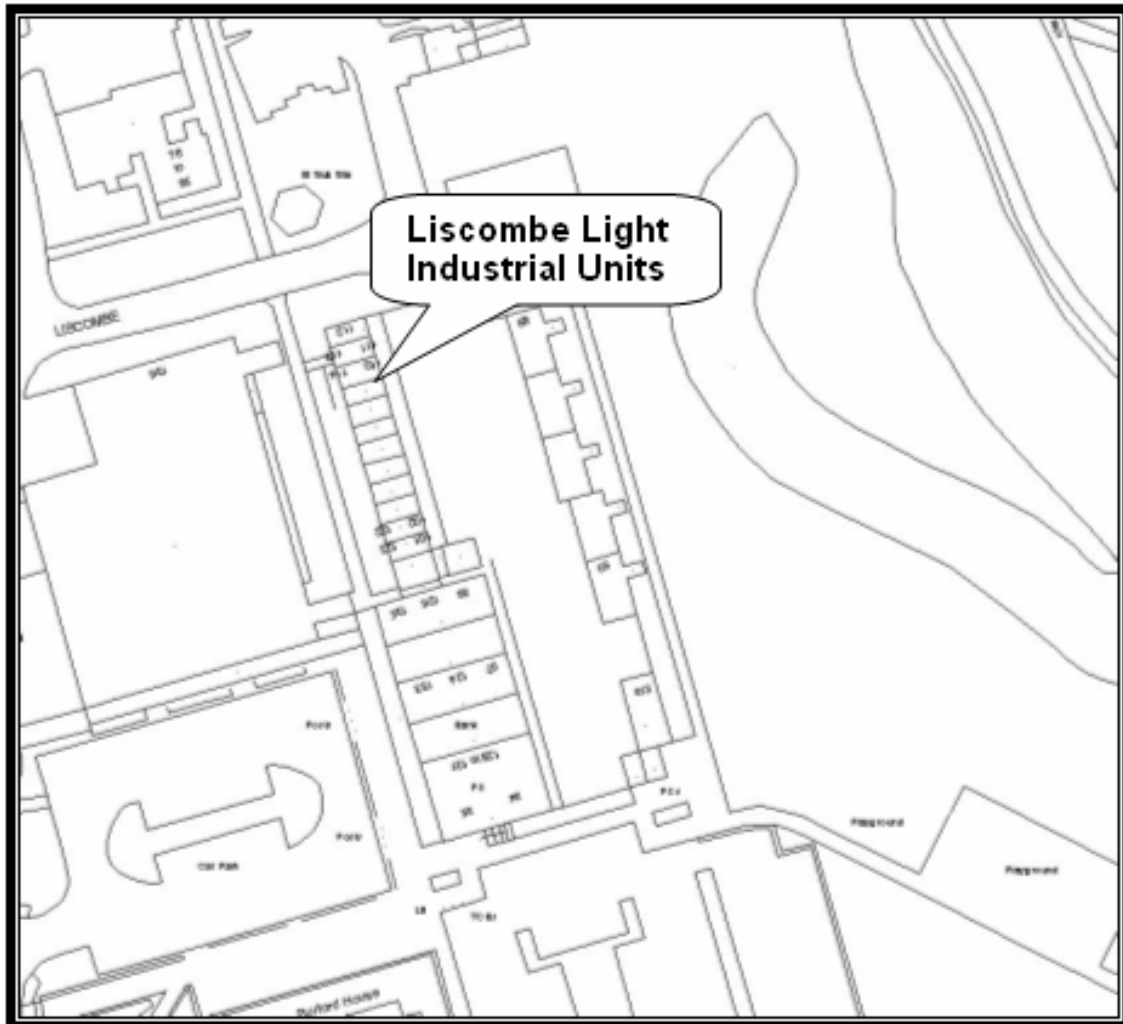


# TO LET

LIGHT INDUSTRIAL UNIT  
Approx. 25 sq. m (264 sq. ft)

114/115 Liscombe, Birch Hill,



## LOCATION

Liscombe Light Industrial Units are located off Liscombe in the residential area of Birch Hill, Bracknell. They are situated next to the neighbourhood shopping parade, behind the former Waitrose supermarket.

## DESCRIPTION

There are a total of 23 units in the block, and units 114/115 comprise a double unit. The premises are at first floor level. There are shared WC facilities and there is parking in the service yard at the rear of the building.

## **USE / PLANNING**

The unit is suitable for light industrial / workshop / office (B1) use.

## **LEASE**

The property is to be let on a new 5 year lease.

## **RENT**

The Council is seeking rental offers with a guide price of £3,700 per annum, payable monthly in advance. A deposit of one quarters rent will be required, in some circumstances two quarters, which will be returned on vacation of the unit subject to all terms and conditions being complied with.

## **REPAIRS**

The tenant will be responsible for maintenance of the premises excluding the structure.

## **SERVICE CHARGE**

To cover the provision of communal services such as maintenance of the structure of the premises, cleaning and lighting of the communal areas. There is a charge of £50 per quarter per unit, with a final calculation made at the end of the year.

## **OTHER OUTGOINGS PAYABLE BY THE TENANT**

- Utilities: Electricity usage is re-charged quarterly.
- Insurance: The whole building is insured by the landlord. The tenant reimburses the landlord an appropriate share of the annual premium
- Business Rates: Rateable Value £1,675. Rates payable for 2008/2009 are £774 approx
- Council's legal and surveyors costs which will not exceed £300. Should the successful bidder withdraw before completion the charge will still be made.

## **FURTHER INFORMATION**

The outside of the building can be viewed at reasonable times of the day without previous arrangement. For internal viewing and other queries please contact Krystyna Scales on 01344 352471.

## **APPLICATIONS**

The closing date for application will be no later than **12.00 noon Friday 23<sup>rd</sup> January 2009**.

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Property Misrepresentation Act 1991 – Whilst all the information in these particulars is believed to be correct, the Council does not guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.