

## TO LET

### BUSINESS UNIT

Approx. 51 sq. m (552 sq. ft) GIA

Unit 7 Forest Park Business Units,  
Bracknell



#### **LOCATION**

Forest Park Business Units are located off Hordean Road in the residential area of Forest Park, Bracknell. They are situated adjacent to the Forest Park shopping parade and community centre.

#### **DIRECTIONS**

Leave the A322 Bagshot Road and turn off along Opladen Way. Follow this road and turn right at the mini roundabout into Farningham. Proceed directly over the mini roundabout into Hordean Road where you will pass the community centre on the right. Forest Park Business Units can be found at the end of the cul-de-sac. There is parking at the front of the building.

#### **DESCRIPTION**

Unit 7 is one of seven units. It is situated on the first floor with WC and kitchen facilities.

## USE / PLANNING

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

## LEASE

The property is to be let on a new 10 year lease with a rent review in 2014.

## RENT

The Council is seeking rental offers with a minimum price of £6,660 per annum plus VAT, payable monthly in advance. A deposit of one quarters rent will be required, in some circumstances two quarters, which will be returned when the unit is vacated subject to all terms and conditions being complied with.

## REPAIRS

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

## OTHER OUTGOINGS PAYABLE BY THE TENANT

- Utilities
- 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 for Unit 7 is £7,000. Rates payable for 2008/2009 is £3,324 approx.
- Service Charge (subject to VAT) – to cover the provision of communal services such as maintenance of the structure of the premises, car parking and landscaped areas, cleaning, lighting and refuse collection. The service charge is calculated at the end of the financial year and each unit pays a percentage dependant on the size of the unit.
- 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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