

Lot 17, Continuity House, London Road, Bracknell,

Berkshire RG12 2XH

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Town Centre Residential Development Opportunity

- Vacant 3 Storey Office Building with Planning Permission for 20 Apartments
- Total Approximate Site Area of 0.22 Acres
- Consent to provide a mix of 11 x 1 beds, 8 x 2 beds and 1 x 3 bed Apartments
- Newly Enhanced Scheme extending to approximately 16,189 sq. ft. GIA
- Busy and Popular location close to Bracknell Town Centre
- Prominent position on London Road (A329)

Lot

17

Auction

16th February 2023

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles

10 miles east of Reading, 8 miles south west of Slough, 31 miles west of Central London

Roads

A322, A329(M), M3, M4, M25

Rail

Bracknell Railway Station (Approx 1 hour to London Waterloo/ London Paddington)

Air

London Heathrow Airport

Situation

Bracknell is a popular commuter town with excellent road and rail connections, being located less than four miles from J10 of the M4 and 7 miles from J3 of the M3, Bracknell railway station with direct trains to London and Reading, and London Heathrow Airport being situated 10 miles east.

The property is located on the north side of London Road (A329), equidistant between the Met Office Roundabout and the Eastern Roundabout. The princess Square Bracknell Shopping Centre and the Lexicon Shopping centre are both a short walk away. The immediate vicinity includes some recently developed residential schemes, houses, offices, hotels and light industrial.

Tenure

Freehold.

Description

The property comprises a vacant office building of approximately 1,914 sq. ft. (177.97 sq. m.) arranged over ground, first and second floors on a site of 0.22 Acres. The property also benefits from an undercroft car park with dual access on to London Road providing 20 spaces.

The property benefits from planning permission under planning reference 20/01083/FUL to create 5-storey residential scheme comprising 20 apartments together with parking provisions for 22 vehicles.

VAT

VAT is applicable to this lot.

Planning

Planning Permission has been granted under planning reference 20/01083/FUL to create 5-storey residential scheme comprising 20 apartments (www.bracknell-forest.gov.uk). The 20 apartments will comprise a mix of eleven 1 bedroom apartments, eight 2 bedroom apartments and one 3 bedroom apartment.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office		(575)	VACANT POSSESSION
First	Office	53.48	(613)	
Second	Office	57.01	(726)	
		67.48		
Total Approximate Floor Area		177.97	(1,914) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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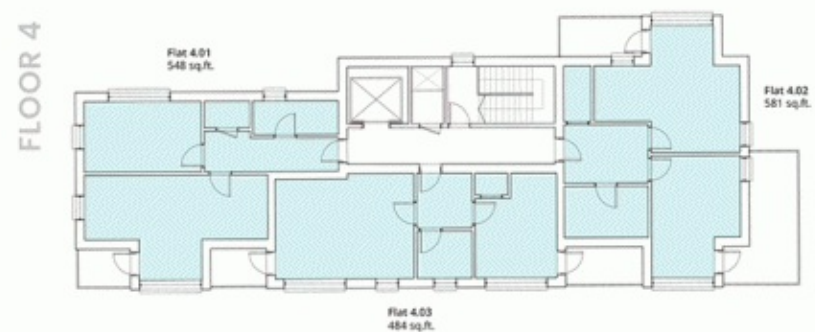
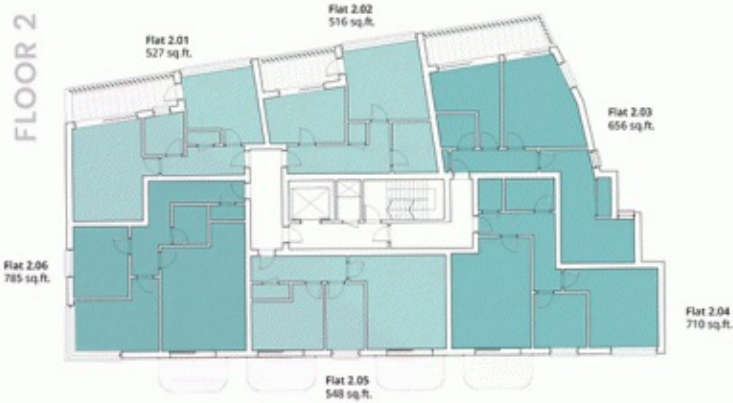
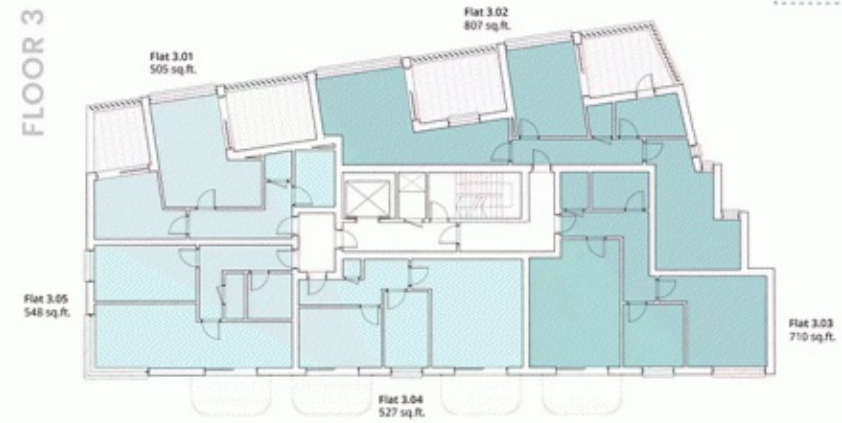
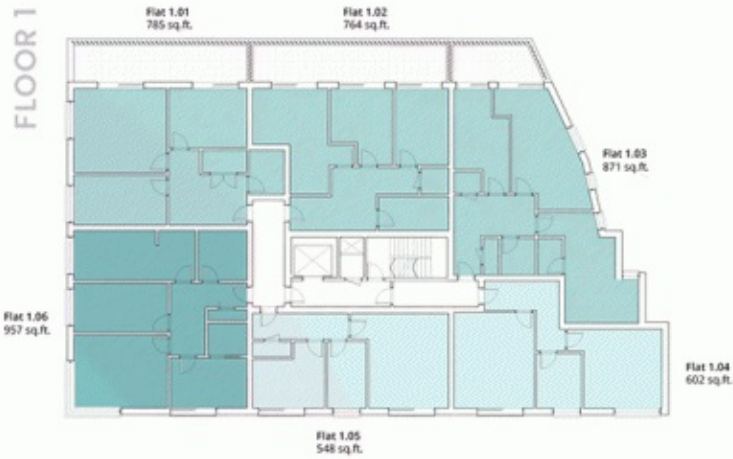
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Proposed Floor Plans

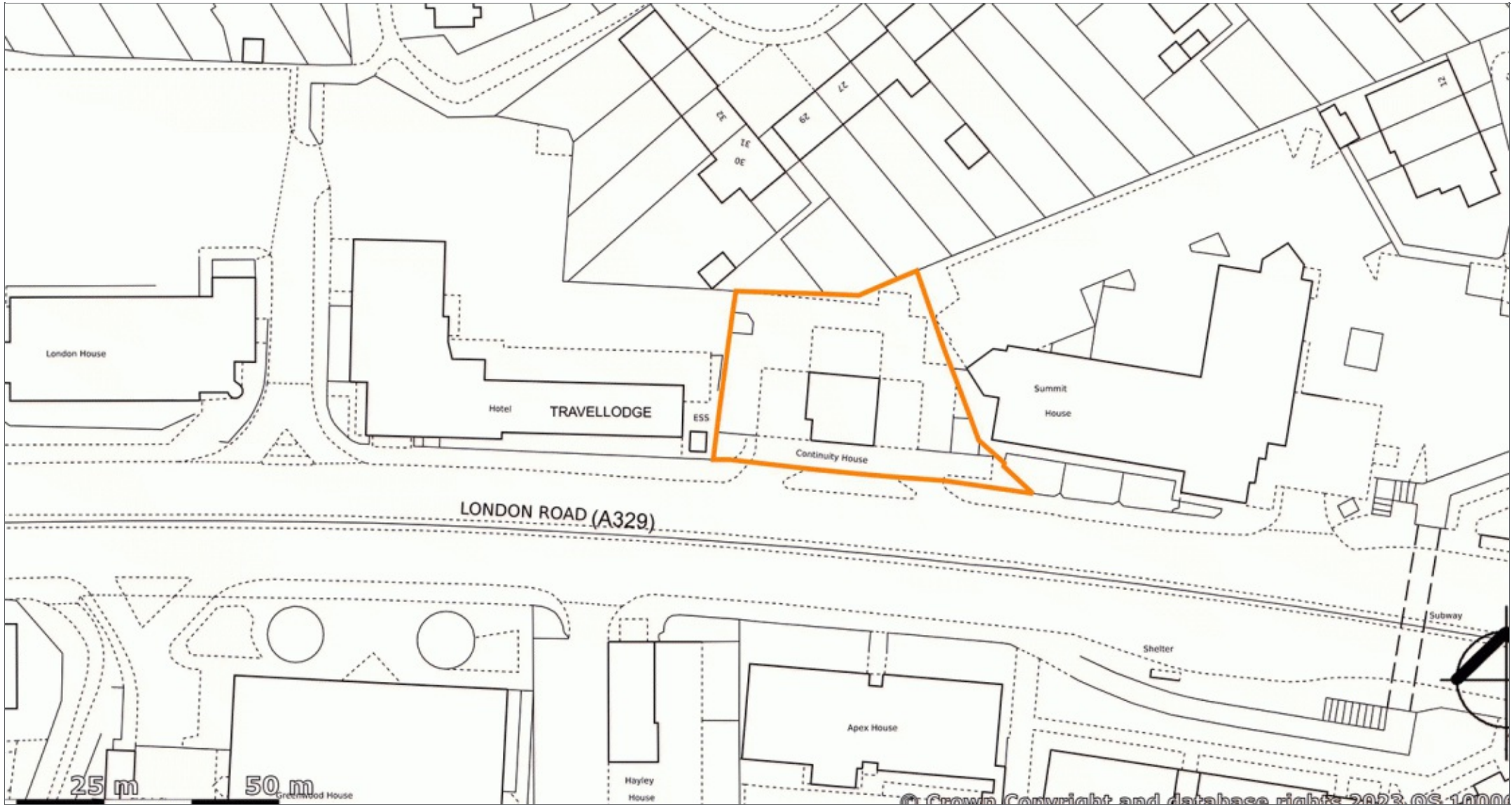
KEY

- 1 bedroom
- 2 bedrooms
- 3 bedrooms



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