

Western Road, Bracknell, RG12 1RF
///outfit.faded.trials



**Western
Peninsula**

4,400 - 9,000 sq ft
Grade A Fitted Workspace
westernpeninsula.co.uk

▼
**Western Peninsula
offers contemporary
workspace in Bracknell's
business district.**

4,400 - 9,000 sq ft of newly fitted and thoughtfully refurbished, Grade A accommodation designed for flexibility and the modern occupier.





▼
The 2nd floor has been comprehensively refurbished and fitted to meet the demands of modern businesses.

Specification



Double height
reception



Great parking ratio
1:215 (40 spaces)



VRF air
conditioning



Shower and changing
facilities onsite



New LED
light fittings



Full access
raised floors



New metal suspended
ceiling tiles



Onsite cycle
storage



EPC
rating B 39

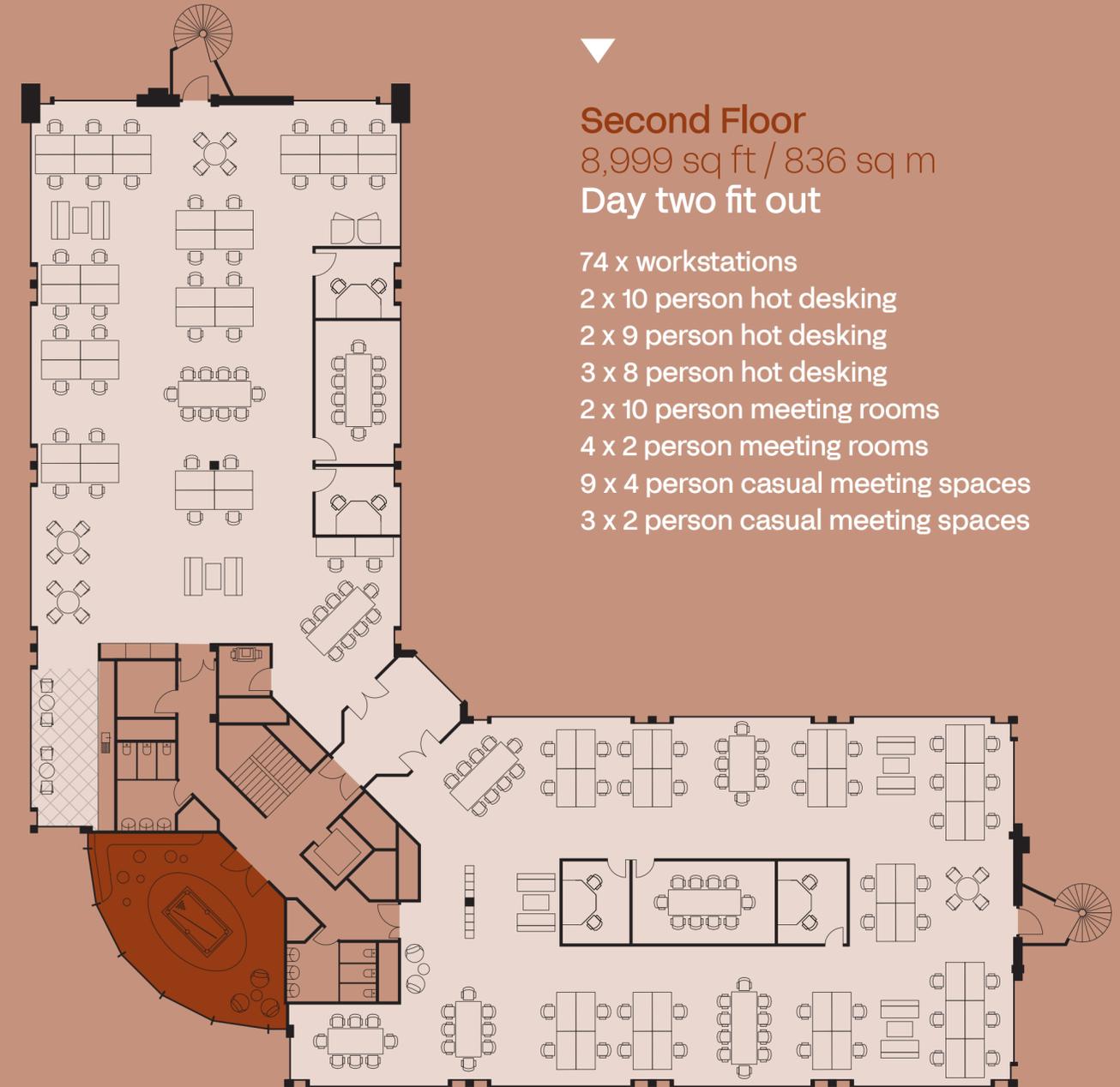
The Club Room

▼
The Club Room has been thoughtfully designed to offer a space for collaboration and recreation away from your desk. This social space provides options for both work and play with a pool table that doubles as a meeting room table.



Workspace

A 'Day 1' fit out has been delivered with the ability to allow occupiers to customise the space to 'Day 2'





Amenity

▼
Bracknell town centre has undergone a multi-million pound regeneration comprising new shops, leisure facilities and public spaces.



The Lexicon offers fabulous shopping, the very best in women's fashion and men's clothing stores, a 12 screen cinema, and many places to eat, from pizza to burgers, Italian restaurants to Japanese and pub favourites.

 GREGGS

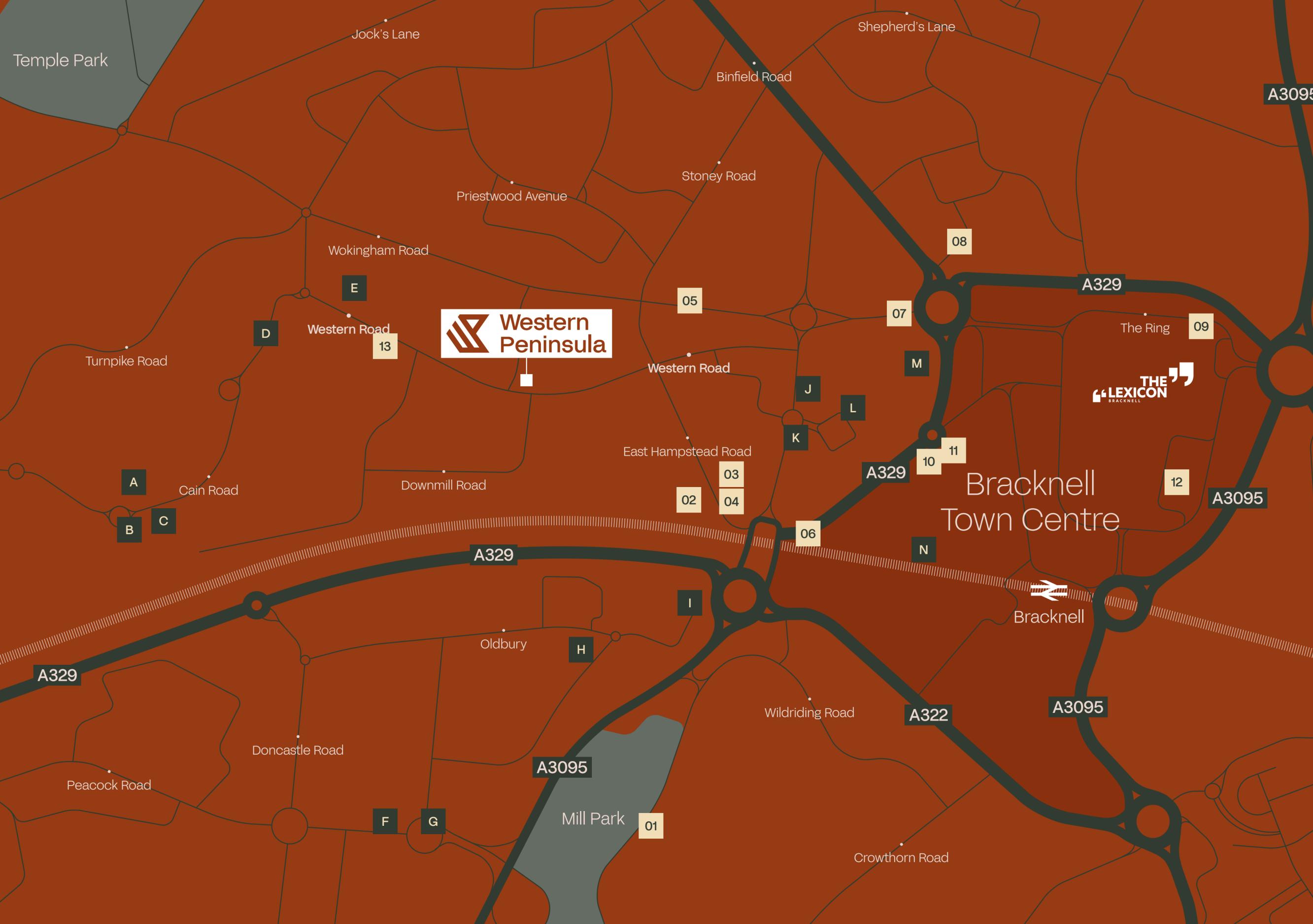
YOUR M&S

WAITROSE
& PARTNERS

Premier Inn 


Morrisons

ODEON



Western Road, Bracknell, RG12 1RF

///outfit.faded.trials



Local Occupiers

- A 3M
- B Dell
- C Wincor Nixdorf
- D Honda
- E Tilney Group
- F Fujitsu
- G Boehringer Ingelheim
- H Panasonic
- I Avnet
- J Progress Software
- K Novell
- L Quantum
- M Honeywell
- N LSI



Leisure

- 01 Mill Park Café
- 02 Absolutely Fitness
- 03 House of Fisher Apart-Hotel
- 04 The Gym
- 05 M&S Simply Food
- 06 Morrisons
- 07 Premier Inn
- 08 Waitrose
- 09 Bracknell Library
- 10 Hollywood Bowl
- 11 Odeon Cinema
- 12 The Grange Hotel
- 13 Greggs



Car

- Maidenhead 19 mins
- Reading21 mins
- Slough25 mins
- Woking30 mins
- Basingstoke 32 mins

Rail

- Ascot7 mins
- Egham21 mins
- Paddington 1hr
- Slough1hr 4 mins
- Windsor ..1hr 14 mins





**Western
Peninsula**

westernpeninsula.co.uk

Contact



**Vail
Williams**

Andrew Baillie

ABaillie@vailwilliams.com

07502 233 770

Guy Parkes

gparkes@vailwilliams.com

07788 188 874



fryercommercial.com

Simon Fryer

sfryer@fryercomm.com

07836 519 613

Vail Williams and Fryer Commercial, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Vail Williams and Fryer Commercial, has any authority to make any representation or warranty whatsoever in relation to this property.

September 2023

2301009 | Design by James & James | jamesjames.design