

500-11,000 sq ft
Fitted & furnished
or grade A offices to let

 **GREENWOOD**

Bracknell
RG12 2AA

BUILT DIFFERENT

Greenwood provides fully fitted and furnished office suites from 500 sq ft, or open plan offices from 2,000 sq ft to 10,850 sq ft, just a short stroll from Bracknell town centre.

A tripleheight reception, stylish café, plus flexible accommodation makes this a contemporary workspace that meets the demands of the discerning occupier.

**500—11,000 SQ FT
OF REFURBISHED,
REINVIGORATED
& REDEFINED
OFFICE SPACE**



SPACE TO THRIVE



5 minutes from
The Lexicon Bracknell



New dedicated male
and female showers
and changing facilities



VRF
air-conditioning



Secure cycle store
with 58 cycle racks



Table tennis in
landscaped garden



Stylish new
on-site café



Excellent connections
to central London



10 minutes from
Bracknell Station





The garden area features table tennis facilities so employees can enjoy a spot of ping pong with their panini.



The in-house café offers convenient breakfast and lunch options in an 'urban-lux' breakout environment and is the perfect venue for informal meetings.

IN-HOUSE EATING AT *graze*

Designed specifically for the convenience and enjoyment of Greenwood's occupiers, Graze is a stylish new café, perfect for an informal meeting.

The edgy interiors and chic furniture create a complementary contrast to the working environment, contributing to the enjoyment and productivity of employees.



WELLBEING FOCUSED

More than just office space, Greenwood is full of added extras designed to improve the working day with a focus on employee well-being. The gardens offer a green space for relaxation. Changing and cycle facilities are provided for those with an active lifestyle.



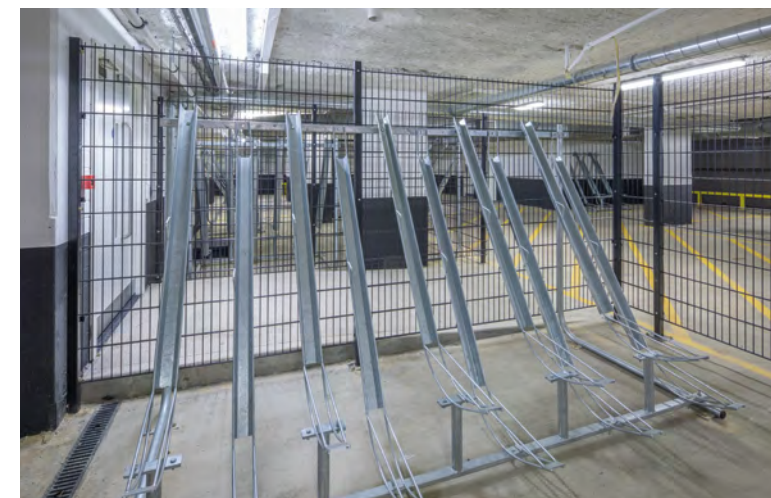
DEDICATED MALE AND FEMALE SHOWERS AND CHANGING FACILITIES



SECURE CYCLE STORE WITH 58 CYCLE RACKS



GREEN SPACE FOR RELAXATION





BRACKNELL HAS UNDERGONE A £750 MILLION TRANSFORMATION TO DELIVER A VIBRANT MIXED USE CENTRE OVER 90 ACRES, WITH A WIDE RANGE OF RESTAURANTS AND LEISURE JUST A FIVE MINUTE WALK FROM GREENWOOD.



Offering one of the best amenity provisions in the Thames Valley, The Lexicon boasts 10 restaurants and 50 retail and leisure units including a 12-screen Cineworld, a state of the art Waitrose and anchor stores such as M&S and Fenwick, ensuring the needs of employees are more than catered for.

ON YOUR DOORSTEP



- | | | |
|--|-------------|------------------------|
| H&M | Fenwick | L'OCCITANE |
| ERNEST JONES
THE DIAMOND & WATCH SPECIALIST | next | THE REAL GREEK |
| FATFACE
UNITED KINGDOM | wagamama | Zizzi |
| KOKORO | M&S | GOURMET BURGER KITCHEN |
| PIZZA EXPRESS | ★ PRET ★ | PREZZO |
| GAIL's | ★ cineworld | Nando's |
| las IGUANAS | Waitrose | Tang's |



A PROVEN
LOCATION

LOCAL OCCUPIERS

AVIS

Waitrose



Boehringer
Ingelheim



IRi

Scholl's
Wellness Company

BROCADE

FUJITSU



software AG



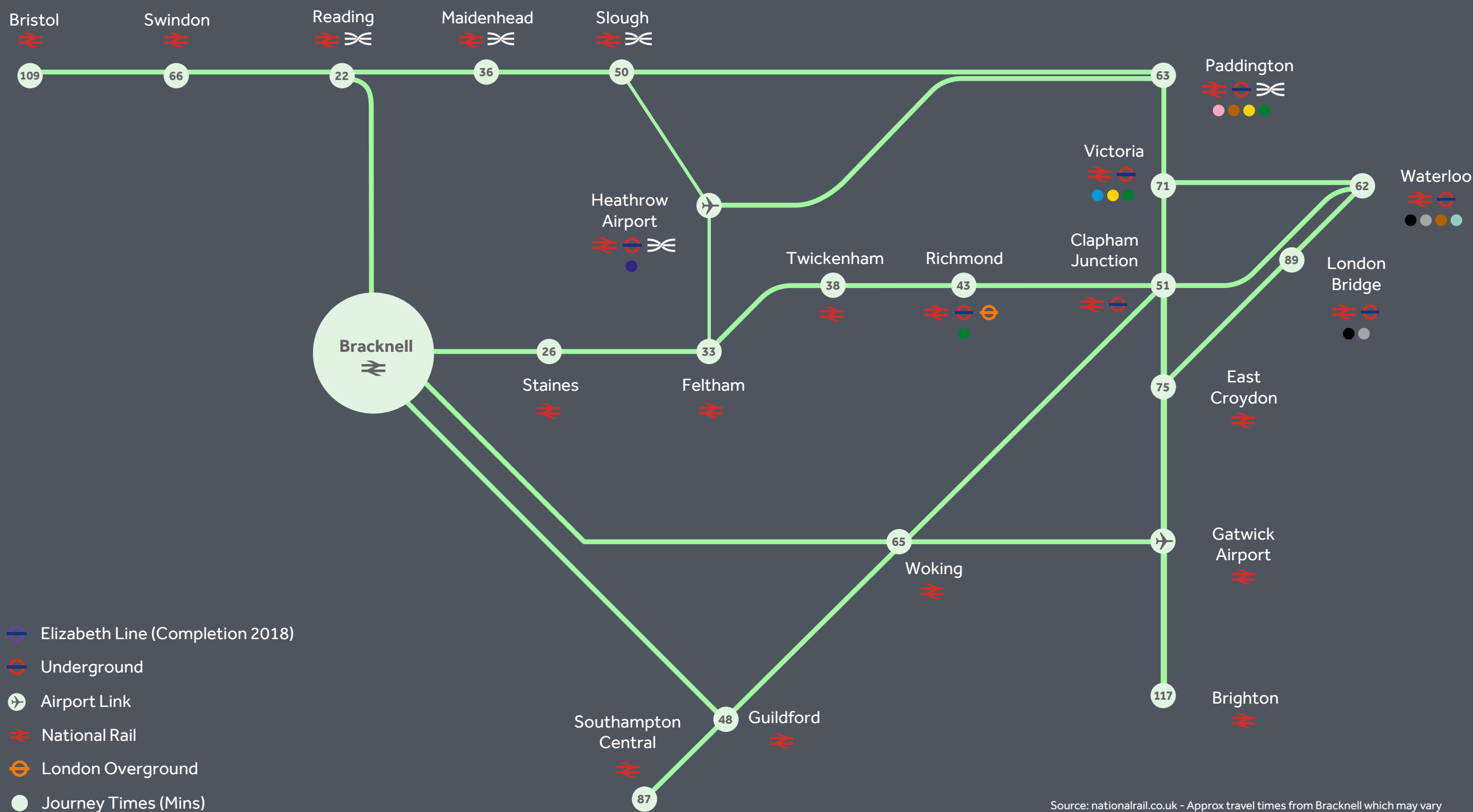
3M



mitie

STATION TO WORKSTATION

JUST A SHORT WALK AWAY, BRACKNELL STATION'S EXCELLENT RAIL CONNECTIONS MEAN A CONVENIENT COMMUTE WITH DIRECT LINKS TO READING IN JUST 22 MINUTES AND CENTRAL LONDON IN AN HOUR.



BY CAR		DISTANCE (MILES)	TIME (MINS)
M4 Junction 10		5	8
M3 Junction 3		7	13
Maidenhead		14	22
Slough		18	24
Reading		16	27
Heathrow		25	36
High Wycombe		23	36
Gatwick		47	57
Central London		39	67

BY RAIL	TIME (MINS)
Reading	22
Staines	26
Feltham (For Heathrow)	33
Maidenhead	36
Guildford	48
Clapham Junction	51
Slough	50
London Waterloo	62
London Paddington	63

Source: nationalrail.co.uk - Approx travel times from Bracknell which may vary

EXCEPTIONAL FIT OUT



+1:8 OCCUPANCY
DENSITY RESULTS



GRADE A OFFICE FLOORS ENJOY
LEAFY VIEWS, EXCELLENT NATURAL
LIGHT AND FLEXIBLE FLOORPLATES.

FLOOR	SQ FT	SQ M
*Third Floor Suite 3	1,071	99.5
**First Floor	10,850	1,008.0
TOTAL	11,921	1,107.5

* Fully fitted and furnished, capable of being subdivided to provide 500 sq ft suites.
** First Floor to be refurbished, capable of being split into 3 suites from 2,000 sq ft to 5,000 sq ft.

Car Parking Spaces	1:273
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Plus, electric car charging points



Indicative office fit out.



Third floor kitchen.

STUDIO SPACE

The studio space on the Third Floor offers fitted and furnished accommodation for up to 18 desks with a shared business lounge and kitchen.



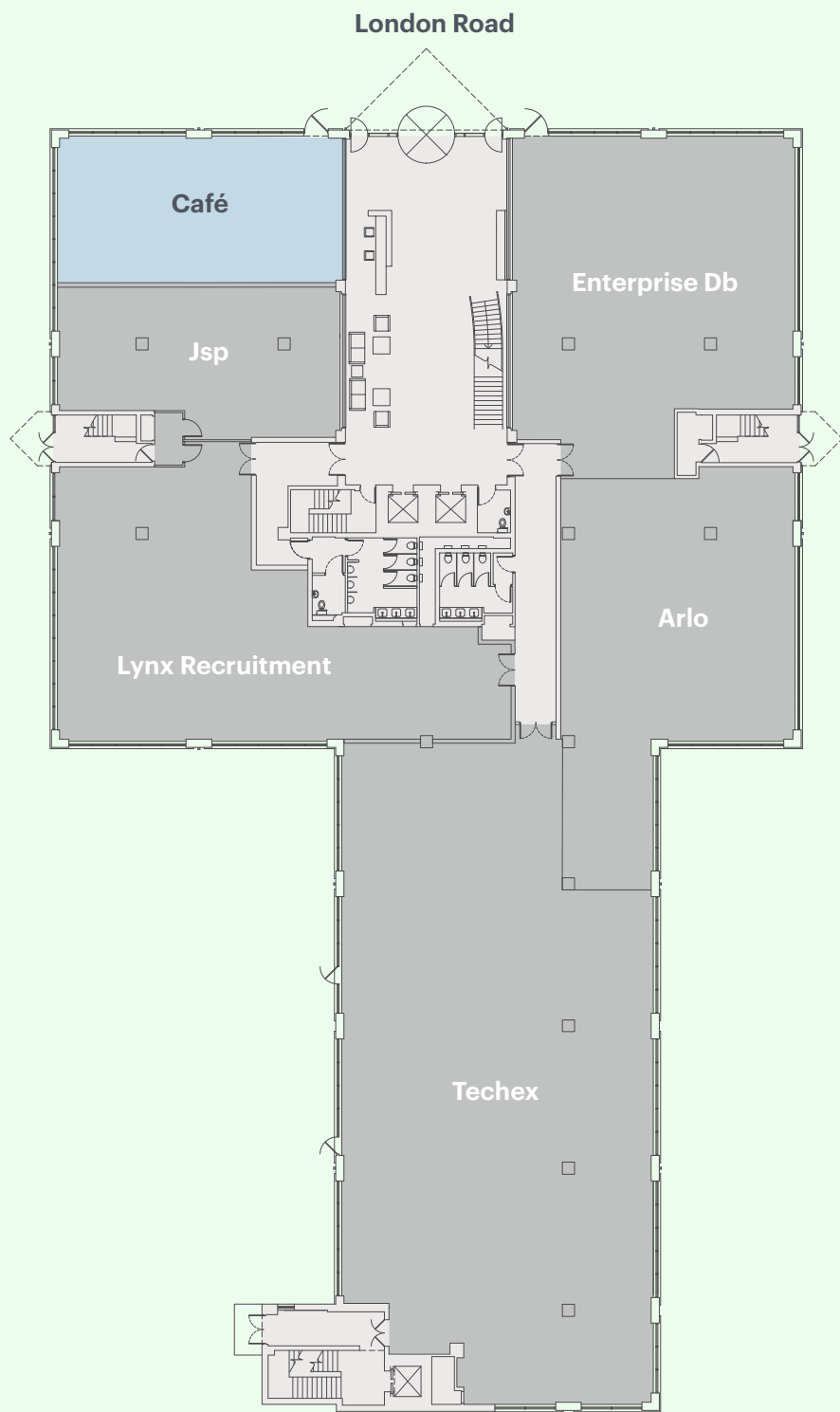
Third floor business lounge and kitchen.



Third floor business lounge.

FLOORPLANS

GROUND FLOOR

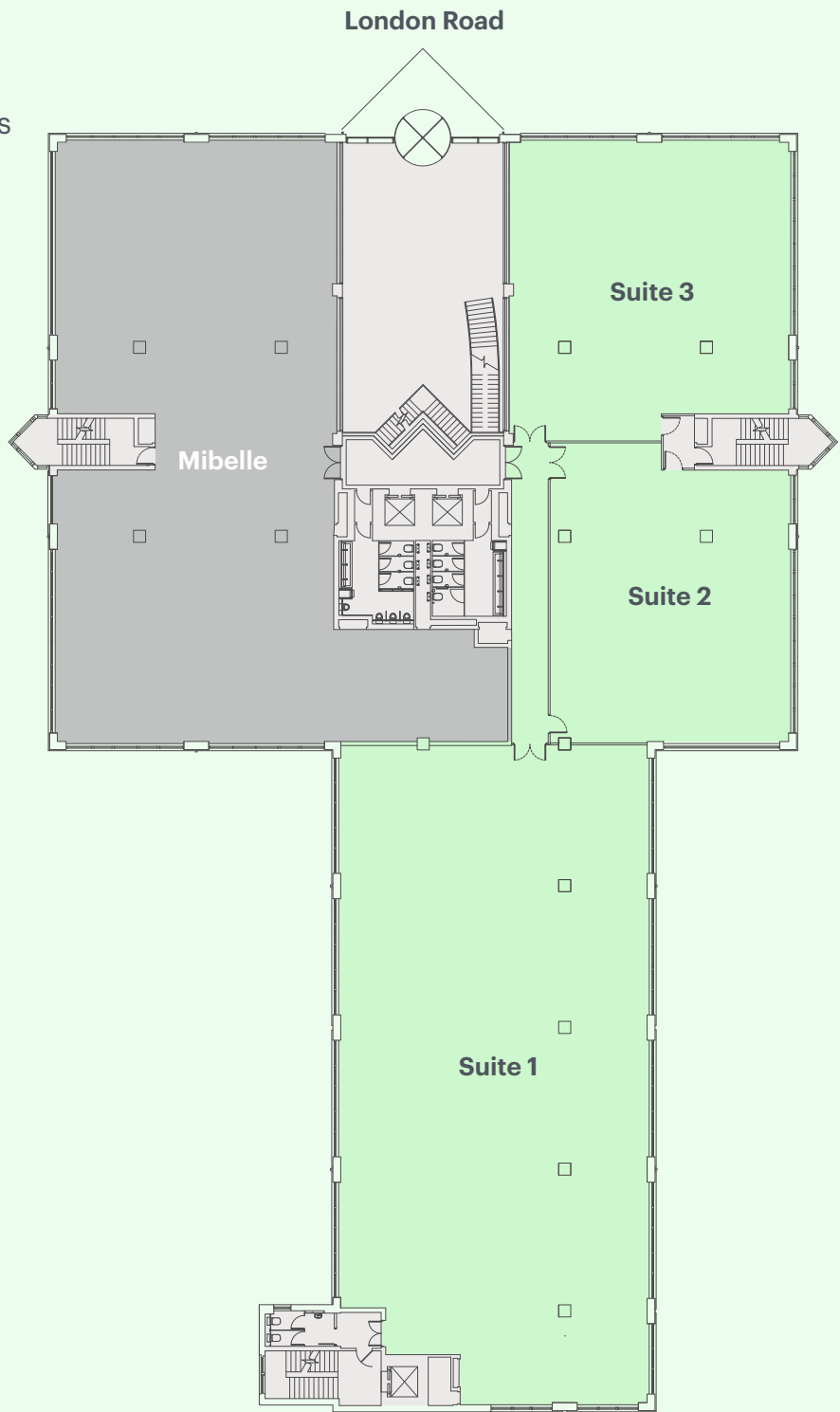



 For indicative purposes only (not to scale).

FIRST FLOOR

● 10,850 sq ft (1,008 sq m)
Potential to split into up to 3 suites

Suite 1	5,909 sq ft
Suite 2	2,067 sq ft
Suite 3	2,443 sq ft



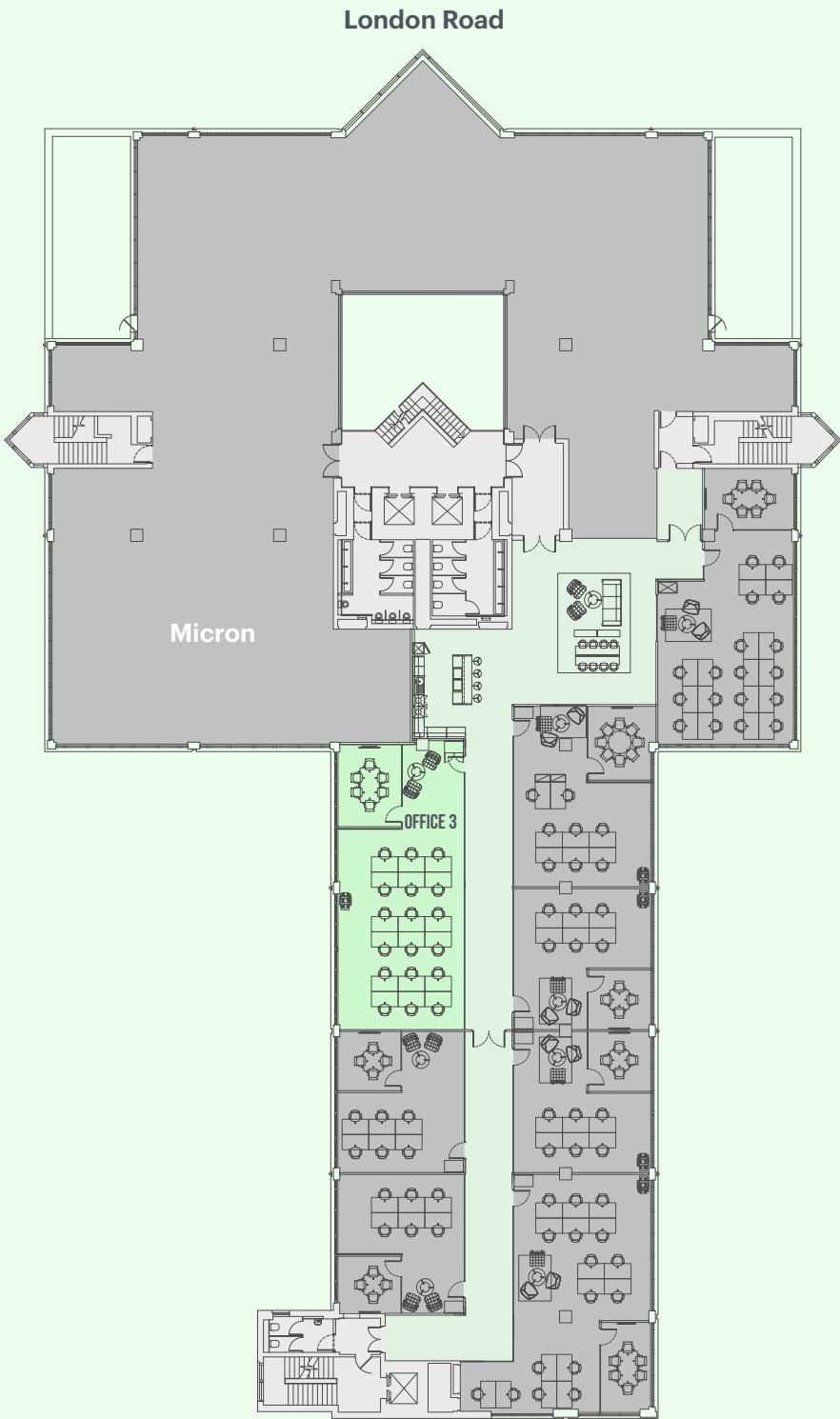
 For indicative purposes only (not to scale).

SPACEPLAN

THIRD FLOOR (FITTED & FURNISHED)

- *Office 3 1,071 sq ft (99.5 sq m)
- Desks 18
- Meeting Rooms 01

* Capable of being divided into two suites from 500 sq ft.



CONTACT

TERMS

Upon application

VIEWINGS

Strictly through joint sole letting agents



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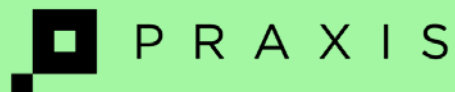


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GREENWOODBRACTNELL.COM

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