



**Fully fitted, furnished
space** in a spectacular office
building, with **market-leading
sustainability credentials**

S

6,060 SQ FT
(563 SQ M)

X

X

A

M

Bracknell
RG12 1RT



GENERAL TENANT FACILITIES



Large, light,
welcoming reception



Shower and bike
locker facilities



VRF air
conditioning



Access to two cafés
and breakout space



24 car parking
spaces



Landlord/tenant
relationship: landlord
provides a range of
events/services



Events/services
include:

BBQs

Summer Party

Christmas Market

Food Trucks

Pop-Up Shops

Fitness Bootcamps
(weekly)

Food Bank
Donation Station

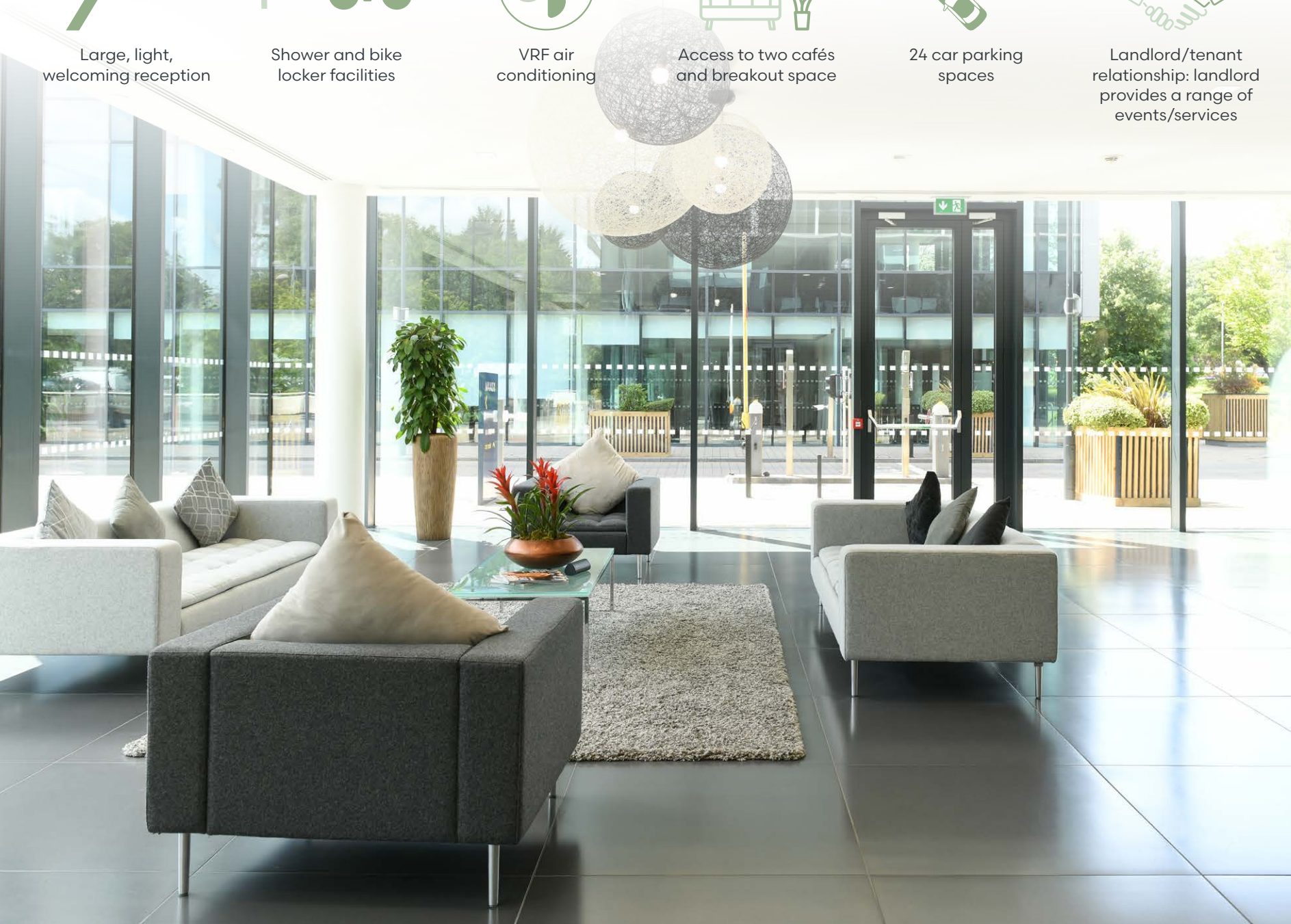
Outside Games

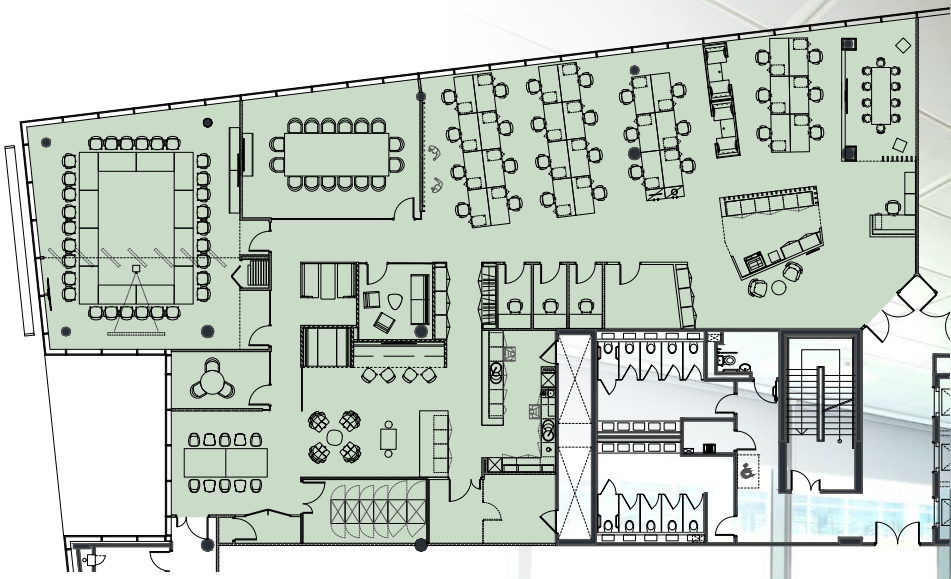
Bike Doctor

Chair Massages

Defibrillator Training

Charity Gift Drives





SECOND FLOOR

6,060 SQ FT
(563 SQ M)

DESCRIPTION

The available suite offers an attractive mix of open plan, separate offices, collaboration areas, phone booths, board room and adjoining meeting room which can be combined via a moveable wall, meeting rooms, 2 storage rooms, air conditioned comms room and kitchen/breakout area.



BUILDING CERTIFICATION AND ESG CREDENTIALS

BREEAM



BREEAM In use
'Outstanding'

EPC A



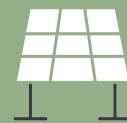
ISO 14001
(environmental
management system)
accredited



All electric, 100%
renewable
- no gas



LED lighting
throughout



Rooftop solar
PV



Smart
metering



Biodiverse
green roof



EV charge points
installed by tenants
at their cost

MAXIS 1



MAXIS 1

Bracknell RG12 1RT

LOCATION

Bracknell is perfectly situated between the M3 (J3) and M4 (J10), and a 30 min drive to Heathrow.

Maxis is 6 mins from The Lexicon town centre and train and bus stations, with FREE scheduled shuttle service (AM/PM) and FREE cycle hire.

BUSINESS RATES

£10.31 psf. pa.

SERVICE CHARGE

£11.42 psf. pa..

LEASE

The suite is held on a full repairing and insuring lease, expiring on December 4th 2027. A longer lease is available from the landlord.

The annual rent is £145,440 pax., an attractive £24 psf. pax; top Bracknell rents now exceeding £30 psf. pa.

VIEWINGS & FURTHER INFORMATION

Please contact the sole agents.

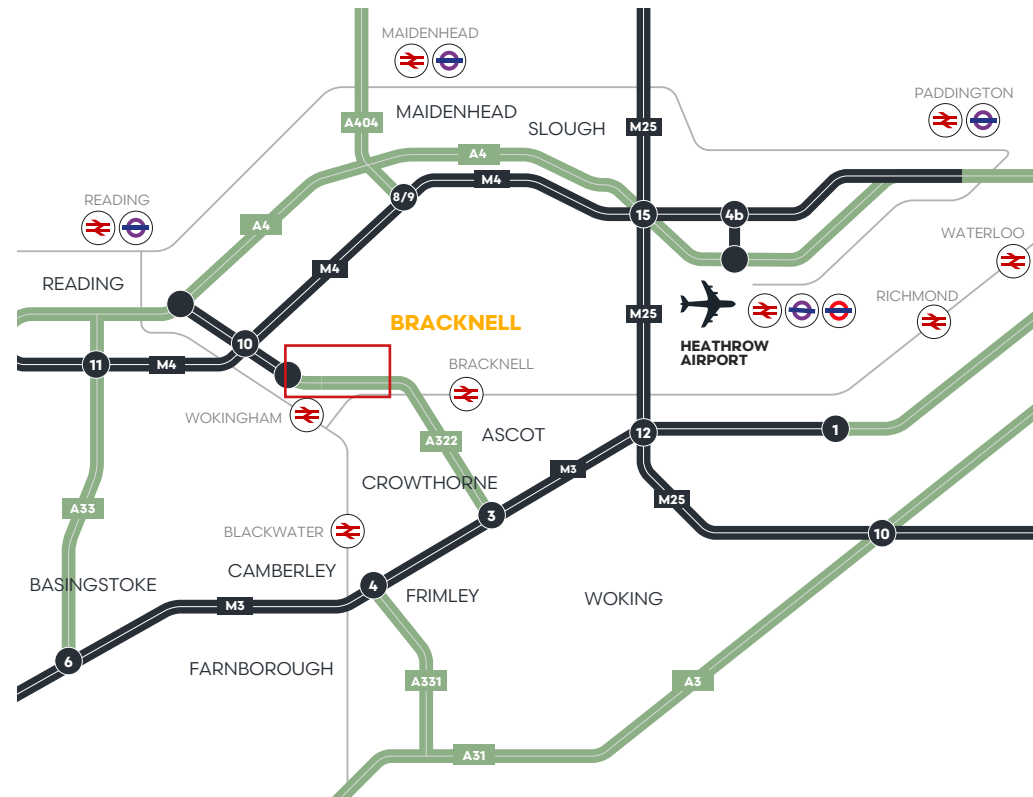


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