



TO LET

Fully refurbished offices and
new amenity spaces

One Arlington Square

BRACKNELL
RG12 1WA



4,000–38,000 SQ FT

A diverse offering, featuring fully fitted
offices with bespoke finishes and refurbished
open plan office suites.

onearlingtonsquare.co.uk

OVERVIEW

- Located in the centre of Bracknell on a beautiful landscaped square
- 7 minutes' walk to Bracknell train station and the Lexicon
- A brand new 5,500 sq ft covered courtyard, café, serving breakfast, lunch and coffee and snacks throughout the day, break out zones and amenity spaces
- 7,500 sq ft of fully fitted, plug and play space available on the third floor
- 5,000–15,000 sq ft of refurbished grade A office space available on the first floor
- 4,300–15,300 sq ft available on the ground floor
- Excellent car parking ratio 1:222 sq ft with electric car charging points
- Targeting EPC A



COLLABORATIVE AND SHARED SOCIAL SPACES





THIRD FLOOR ACCOMMODATION



7,500 sq ft, all on one floor,
currently configured to
provide work stations &
collaborative areas



Flexible training and
presentation spaces



Large fully fitted break out
areas



Ready for occupation



Dedicated meeting rooms
and external terrace



GROUND AND FIRST FLOOR ACCOMMODATION



Full access raised floors



Four pipe fan coil air conditioning



Metal tiled suspended ceilings



2.8m floor to ceiling height



LED lighting



Showers and bicycle racks



Image of potential fit out

FIRST FLOOR

5,000–15,000 SQ FT

**GROUND FLOOR
SUITES OF 4,300 AND 11,000 SQ FT**

4,000–15,300 SQ FT



AREAS

USE	FLOOR	SQ FT
Offices	3	7,500
Terraces	3	1,300*
Offices	1	5,000–15,000
Office	G	4,300–15,300
Courtyard/ amenity zone	G	5,500*
TOTAL OFFICES		37,800

*Excluded from total



BY ROAD

M4 (J10) via A329(M)	4 miles
M3 (J3) via A322	4 miles
Heathrow Airport	23 miles

BY RAIL via Bracknell Station

London Waterloo	55 mins
Clapham Junction	50 mins
Reading	20 mins
Ascot	7 mins

RENT

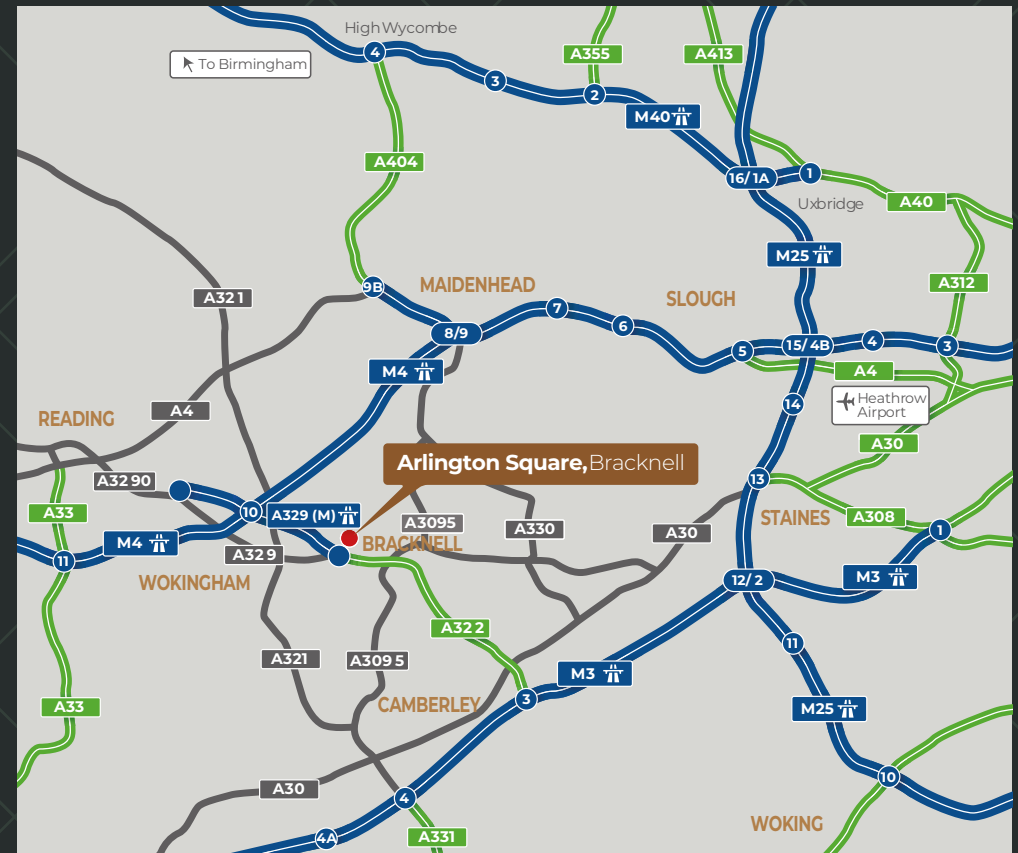
Upon application.

LEASE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

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CONTACT THE JOINT AGENTS FOR MORE DETAILS



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