

# ONE+TWO

ARLINGTON SQUARE • BRACKNELL • RG12 1WA

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Highly flexible newly refurbished Grade A workspaces  
enhanced by exceptional shared amenities

2,300–11,000 sq ft

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## STRENGTH IN NUMBERS







# ONE

Fully fitted or open plan inspiring environments to help boost creativity & collaboration, and empower workspace culture

# TWO

Stylish and modern plug & play suites or conventional open plan space for teams of all sizes

■ MORE AMENITIES ■ MORE FLEXIBILITY ■ MORE CHOICE



ONE

+

Exceptional shared amenities  
available across both buildings

THREE



Treehouse Café offering  
all day hot & cold food,  
coffee and snacks



Padel court and  
gym/yoga studio



Shared amenity hub  
with breakout and  
relaxation areas



Padel court



Cycle racks



Casual seating, social  
areas, and landscaped  
courtyard seating



Dedicated meeting  
rooms, pods and booths



EV charging points



Shower facilities

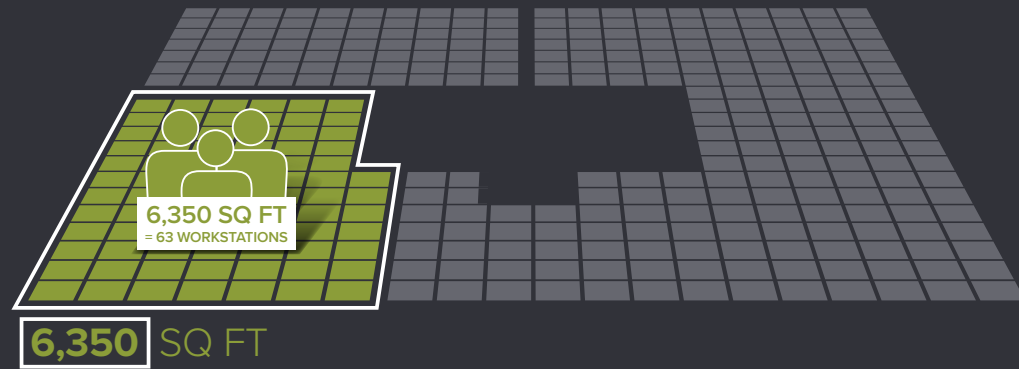


Training and  
presentation spaces

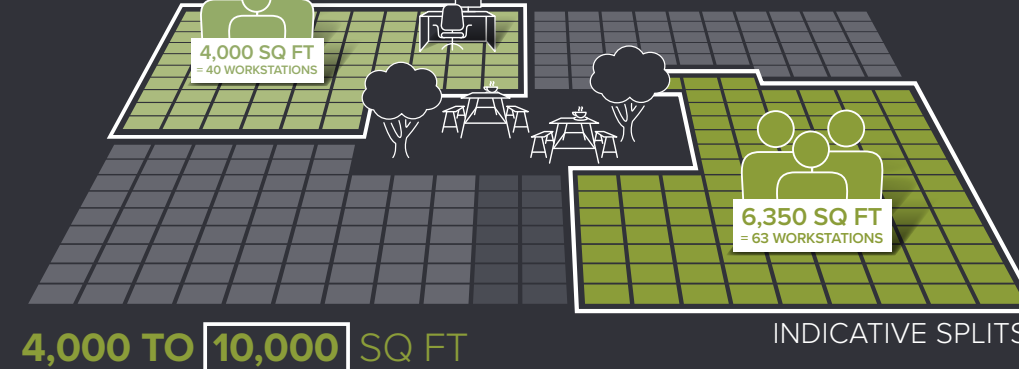


# ONE

FIRST FLOOR



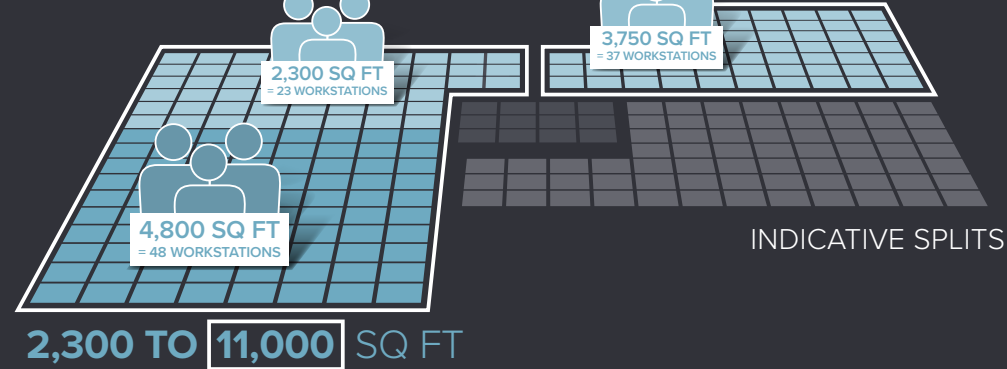
GROUND FLOOR



INDICATIVE SPLITS

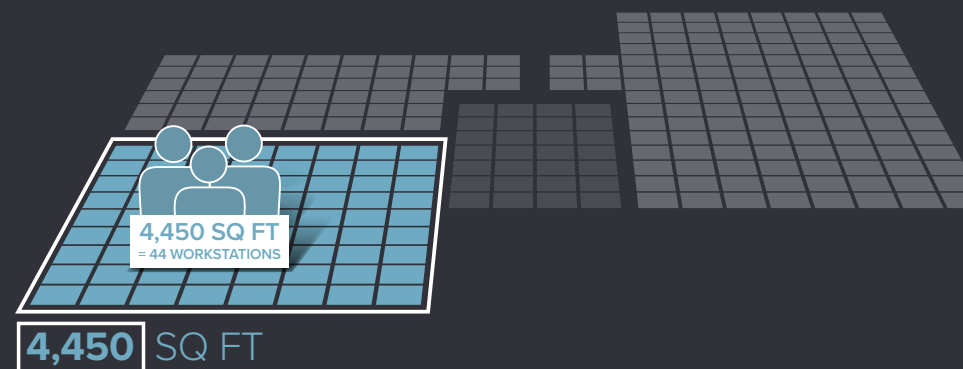
# THREE

THIRD FLOOR

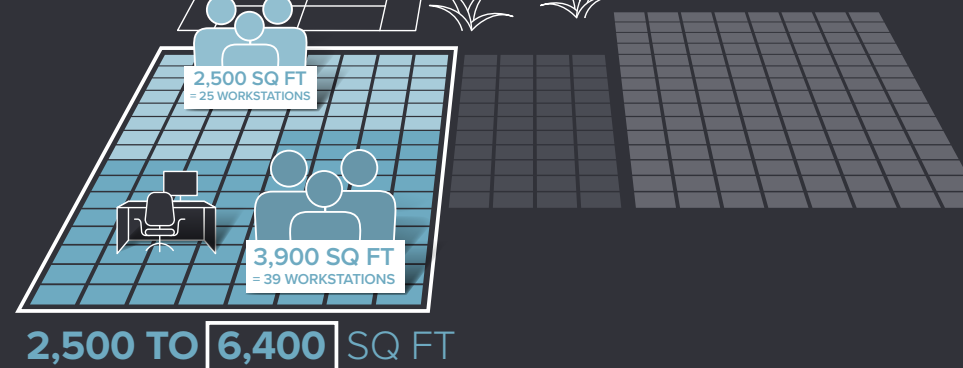


INDICATIVE SPLITS

FIRST FLOOR



GROUND FLOOR

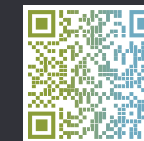


# ONE+THREE = MORE FLEXIBILITY

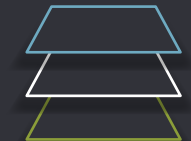
Whatever the size of your business, we can create the ideal space.

Our large, flexible floor plates can be split into suites from 2,300 sq ft to 11,000, with plug & play options.

Scan or click the QR code to use our calculator to estimate your space requirements.



CALCULATE  
YOUR SPACE



FOR DETAILED PLANS  
VISIT THE WEBSITE



NUMBER OF  
WORKSTATIONS

Based on 1:100 sq ft per person  
occupational density



PLUG & PLAY  
FITTED SPACE  
OPTIONS



# ONE=

ONE offers a diverse range of exceptional Grade A space featuring fully fitted and furnished suites and refurbished open plan offices.

At the heart of the building is the impressive shared amenities hub with the Treehouse Café and its varied breakout and relaxation areas, all built within a new atrium space that brought an original outdoor courtyard inside for year round use.

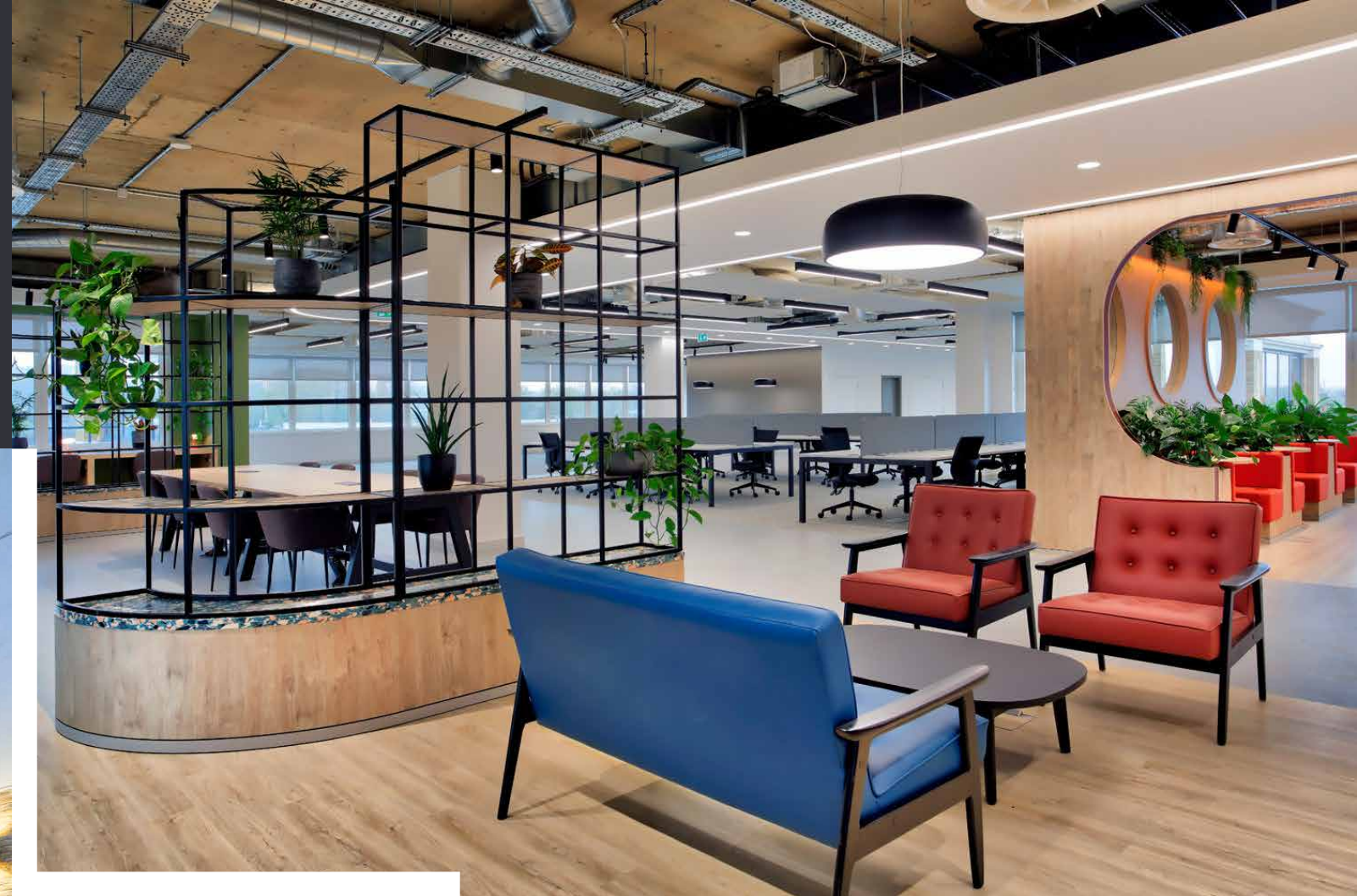






Photo shows third floor fitted suite. Ground floor will be of a similar specification.

The large, flexible floor plates in ONE can be split into suites from 4,000 to 10,000 sq ft, with plug & play fully fitted options.



Strong ESG credentials



Excellent parking ratio 1:226 sq ft



Full access raised floors



LED lighting



Exposed ceilings



3.1m floor to ceiling height



New air conditioning



Passenger lifts



EPC A



Male, female & accessible WCs

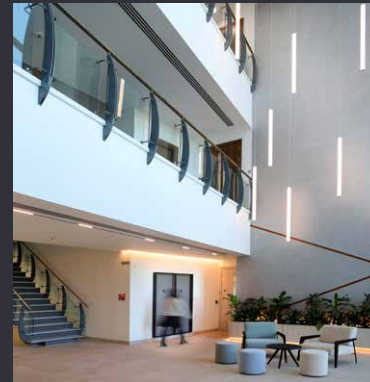




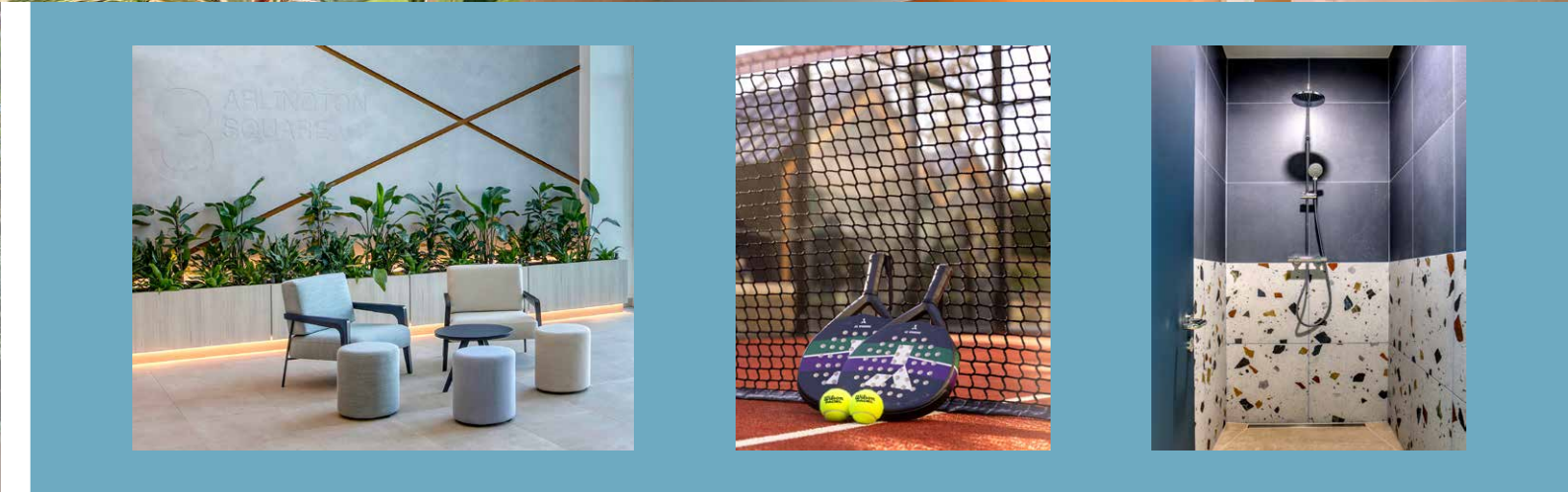
# THREE=


THREE provides premium fully fitted suites in varying sizes to meet your specific requirements.

A new open and inviting arrival space leading through to a shared communal lounge and collaboration area creates the ultimate welcoming experience. From here, a newly landscaped courtyard amenity space with padel court and fitness centre can be accessed. Ideal for breaks, making the most of your lunchtimes, informal meetings, or for corporate events.












Plug & play




Excellent parking  
ratio 1:226 sq ft




Full access  
raised floors




LED lighting




Suspended  
metal ceilings



2.8m floor to  
ceiling height



Passenger lifts



Male, female &  
accessible WCs



The flexible floor plates in THREE can be split into suites from 2,300 to 11,000 sq ft, with plug & play options.

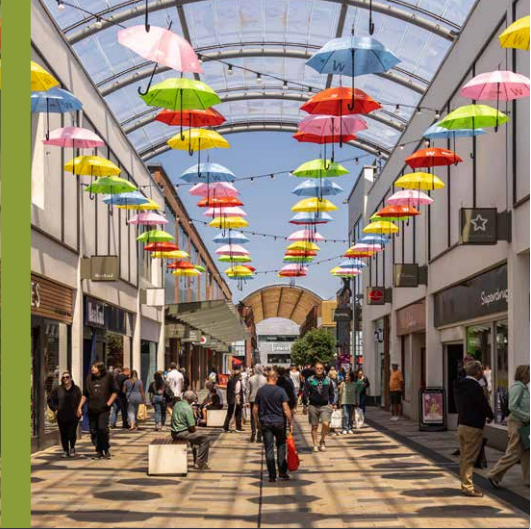


# LOCATION

Arlington Square is situated adjacent to The Peel Centre retail park and within a short stroll of the transformed heart of Bracknell, where The Lexicon, with over 140 retail shops, restaurants and a cinema, is a perfect lunch time or after work destination.

Further investments in transport improvements, a new public realm and over 1,000 homes have transformed the town into a dynamic and vibrant location.

Out of town amenities, include leisure centres, swimming pools, golf courses and country parks, providing a wider range of activities to enjoy during free time.



An exciting location with a wide range of shopping and leisure activities





# COMMUNICATIONS

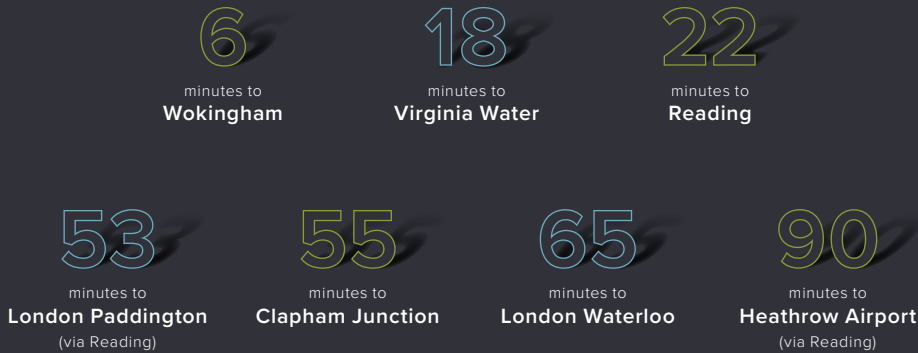
Bracknell is an established Thames Valley office location, situated just 32 miles from Central London and providing excellent communication across the region.

Arlington Square is situated just an 8 minute walk from Bracknell train and bus stations. The town's mainline station provides regular services to key destinations, including London Waterloo and Reading.

The M4 motorway (Junction 10) is within 5 miles via the A329(M) and the M3 (Junction 3) is approximately 6 miles away, each providing easy access to London and other destinations in the south. Heathrow Airport is approximately 30 minutes drive away via the A4.



Just a 8 minute walk to Bracknell town centre





“

The move has been a resounding success.

**Exceptional facilities** including the **gym, padel courts**, and the **Atrium Cafe** – an ideal setting for lunch, meetings, and informal break out sessions – plus **surrounding green spaces, seating areas, and fountain** create a unique environment rarely found in a town centre location. The landlord and management team ensured a seamless transition and continue to provide excellent day-to-day support. One Arlington Square was the best workplace we viewed, and the staff are delighted with our choice.

”

**Liz Thorn**

**UK People Operations Manager**

“

What we love most about One Arlington Square is the **abundance of natural light and the bright, airy atmosphere** – it creates a real sense of **calm and focus** throughout the working day. The **central atrium is a fantastic feature too** – it's become our go-to spot for informal catch-ups, impromptu meetings, or simply to enjoy a coffee in a relaxed, open setting.

”

**Joe Cram**

**Scholl**

# ONETHREEARLINGTONSQ.CO.UK

For further information and to arrange a viewing please contact the joint agents:

 **Vail Williams**  
**0118 909 7400**  
**vailwilliams.com**

**Guy Parkes**

gparkes@vailwilliams.com

07788 188 874

**Andrew Baillie**

abaillie@vailwilliams.com

07502 233 770



**Simon Fryer**

sfryer@fryercomm.com

07836 519613

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