

# OCTAGON HOUSE

~ John Nike Way Bracknell RG12 8TN ~



**LANDMARK OFFICE BUILDING**

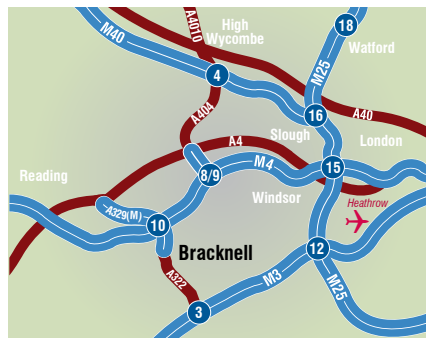
700 to 16,000sqft

## LOCATION

Bracknell is renowned as a major office centre and has attracted many major technology companies including Hewlett Packard, Dell and 3M and significant multinationals, such as BMW, Fujitsu and Panasonic.

Its superb road communications via J10 of the M4 and J3 of the M3 allow easy access to all parts of the Thames Valley, the national motorway network and London Heathrow and Gatwick airports.

Bracknell station links directly to London Waterloo and via Reading to London Paddington.



## DESCRIPTION

Octagon House is a prominent landmark office building located immediately on the roundabout at John Nike Way and forms part of the Phoenix Business Park.

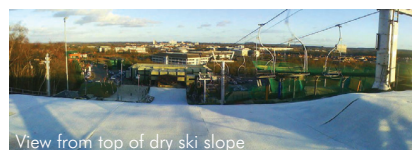


Coppid Beech Hotel

The accommodation is spread over 4 floors and provides high quality office space.

## AMENITIES

- Landmark offices
- Potential ground floor showroom
- High quality landscaping
- VAV air-conditioning
- Schindler 8 person passenger lift
- Fully accessible raised floors
- Excellent natural light
- 60 car parking spaces



View from top of dry ski slope

**POSTCODE**  
**RG12 8TN**

## FLOOR AREAS

	NIA	SQ FT
Ground Floor		6,752
First Floor	2,292 to 6,153	
Second Floor	673 to 2,419	
Third floor		710
Total		16,034

## LEASING TERMS

On Application.



Part of car park



## VIEWING

Through sole agent.  
sfryer@fryercomm.com



### Energy Performance Certificate

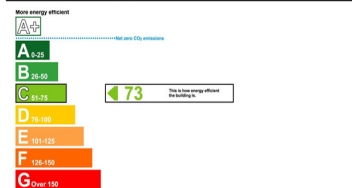
Non-Domestic Building

Octagon House  
John Nike Way  
BRACKNELL  
RG12 8TN

Certificate Reference Number:  
9131-3084-0626-0900-9125

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/lepd/](http://www.communities.gov.uk/lepd/)

### Energy Performance Asset Rating



### Technical Information

Main heating fuel:	Grid Supplied Electricity	Benchmarks	Buildings similar to this one could have rating as follows:
Building environment:	Air Conditioning		23 If newly built
Total useful floor area (m <sup>2</sup> ):	1668		74 If typical of the existing stock
Building complexity (NCR level):	3		
Building emission rate (kgCO <sub>2</sub> e/m <sup>2</sup> ):	69.08		



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