

REFLEX BRACKNELL

2,082–16,927 sq ft

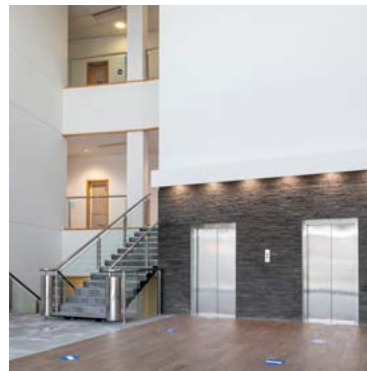
2082–7,270 sq ft on ground floor

9,657 sqft immediately above on 1st floor

CAIN ROAD, BRACKNELL RG12 1HL

**Exciting opportunity to acquire stylish,
contemporary offices with large restaurant
and gym in an attractive lakeside setting**

89 parking spaces (1 per 189 sq ft)



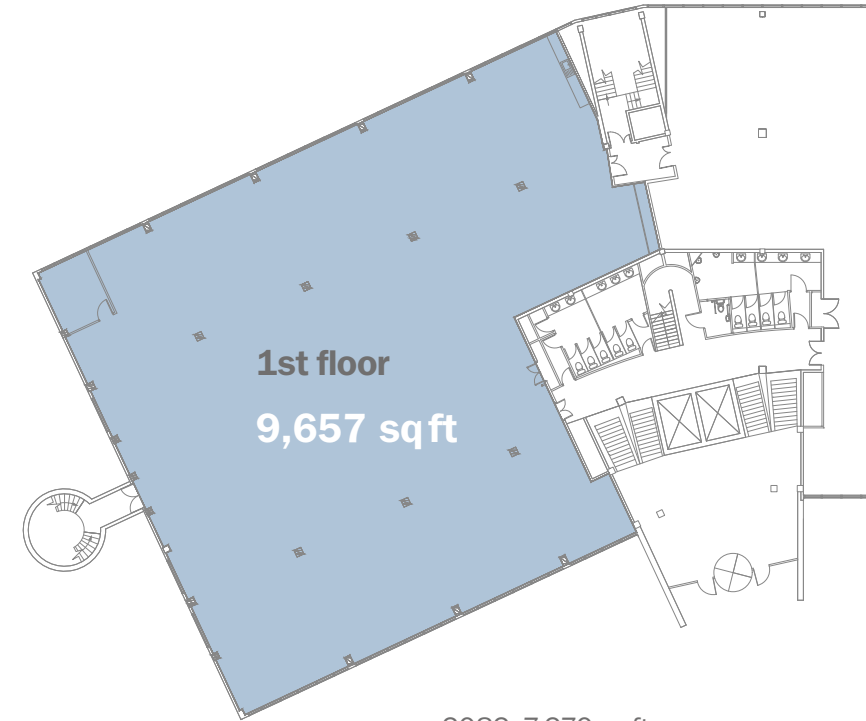


ICONIC

Reflex is a stylish, contemporary office building situated in an attractive parkland setting overlooking an extensive lake.

The property is located on Cain Road, an accessible Business Park location.

The building has been refurbished, replacing all the air conditioning systems and revamping the main reception. There is also a fully-fitted gym and café/restaurant.



2082–7,270 sq ft
on ground floor

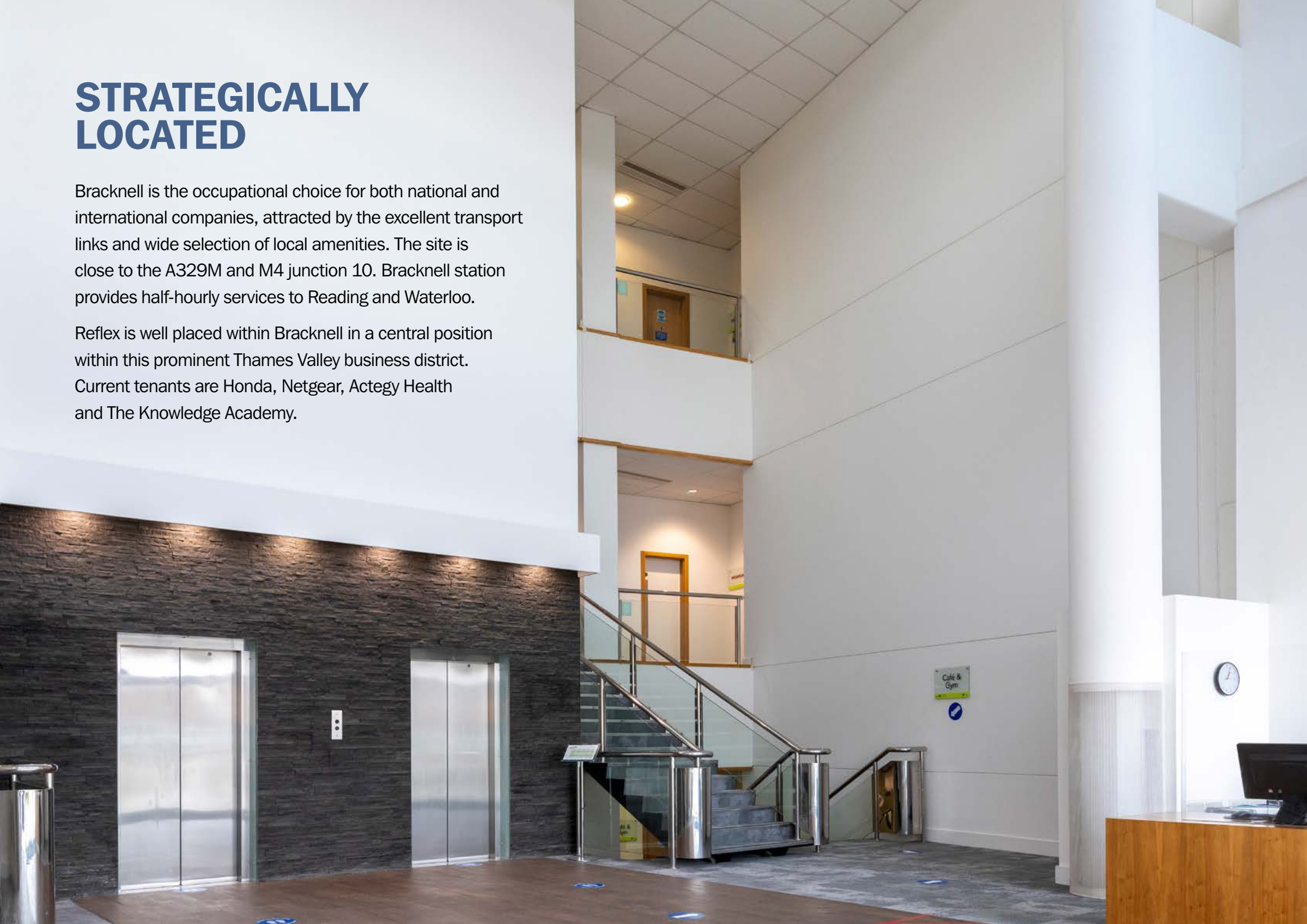
AMENITIES

- Brand new VRF air conditioning system
- Carpeted 150mm raised floor
- New LED Lighting
- Substantial PV array providing renewable energy
- 400mm ceiling void
- Large refurbished full height manned reception
- Gym and café/restaurant
- 3m floor to ceiling height
- Male, female and disabled WCs
- Showers
- Fast fibre broadband
- 89 parking spaces (1 per 189 sq ft)

STRATEGICALLY LOCATED

Bracknell is the occupational choice for both national and international companies, attracted by the excellent transport links and wide selection of local amenities. The site is close to the A329M and M4 junction 10. Bracknell station provides half-hourly services to Reading and Waterloo.

Reflex is well placed within Bracknell in a central position within this prominent Thames Valley business district. Current tenants are Honda, Netgear, Actegy Health and The Knowledge Academy.



FLEXIBLE

2,082–16,927 sq ft

2082–7,270 sq ft on ground floor

9,657 sq ft immediately above on 1st floor





REFLEX BRACKNELL

TO M3 J3

THE LEXICON
SHOPPING CENTRE

THE PEEL CENTRE



MORRISONS

WICKES

B4340 WOKINGHAM ROAD

A329 BERKSHIRE WAY

WAITROSE HQ

THE WESTERN CENTRE

JOHN GUEST

VODAFONE

HONDA UK

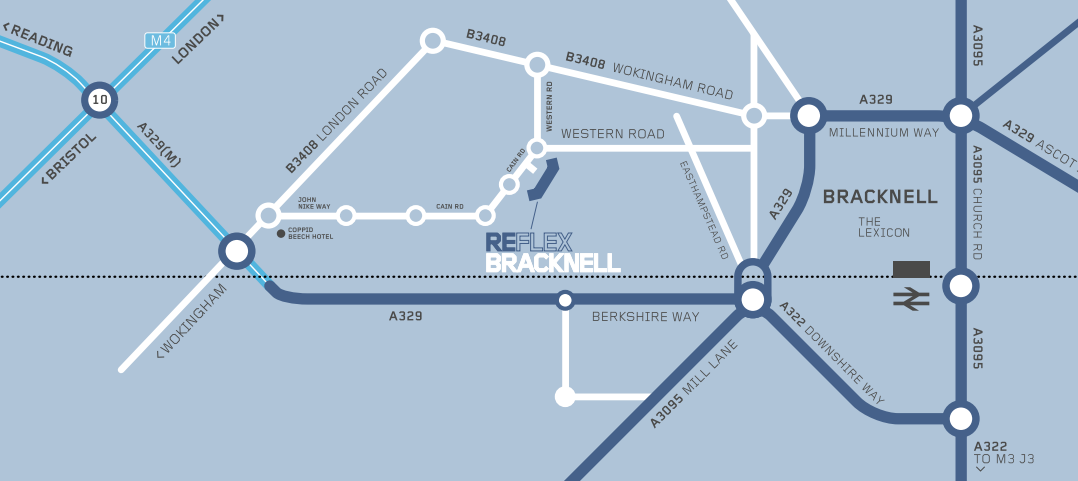
HONDA INSTITUTE

CAIN ROAD

WESTERN ROAD

B4340

TO M4 J10



REFLEX BRACKNELL

TERMS

Available from Autumn 2020.

Asking rent £22.50 psf pax.

EPC C-75

VIEWING

For additional information and/or to view this impressive office building contact sole agent Fryer Commercial.



Simon Fryer

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Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. November 2020.