



Create your vision
74,000 sq ft
of Grade A flexible
office space

Bracknell



Create your vision

4 Arlington Square will offer an exceptional **74,000 sq ft** of Grade A accommodation set within Bracknell's most prestigious business environment.



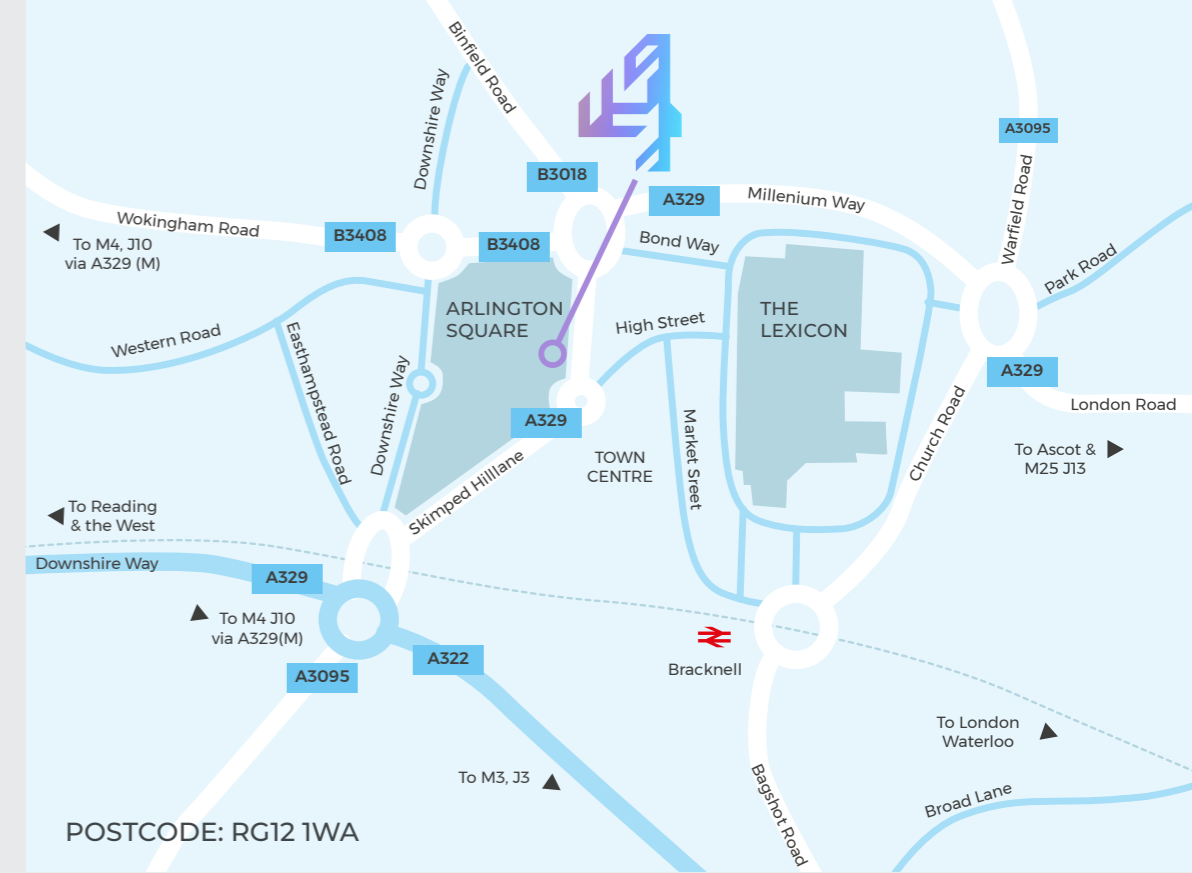


Already home to major blue chip organisations, Bracknell hosts the headquarters of Boehringer Ingelheim, Dell, Epicor, Fujitsu, Hewlett-Packard, Honda, IHS Markit, Panasonic, Tech Data, Waitrose & Partners and 3M.

Bracknell town centre has recently undergone a major regeneration project to create 1 million sq ft of newly developed retail and leisure accommodation known as The Lexicon which is within a short walking distance.



Perfect Location



Reading
23 Mins

Guildford
30 Mins

Oxford
55 Mins

Central London
58 Mins



Reading
20 Mins

London Paddington
56 Mins

Oxford
57 Mins

London Waterloo
60 Mins



Farnborough
24 Mins

Heathrow
27 Mins

Gatwick
53 Mins

Luton
57 Mins

Southampton
58 Mins

Bracknell is an established south east office centre strategically located within the Thames Valley, approximately 12 miles south east of Reading, 15 miles south west of Slough, 9 miles south west of Maidenhead and only 5 miles to J10 of the M4 and J3 of the M3 motorways.



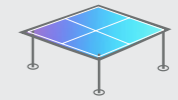
In the detail



Double glazed windows with high performance solar rejection coating



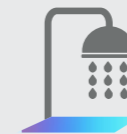
Three 13 person passenger lifts



Full access raised floors



Choice of air conditioning or comfort cooling



Male and Female Shower and changing Facilities



50 Bike spaces



Male, female and disabled WC's on each floor

325 Car parking spaces at an excellent ratio of 1:226 sq ft (net)





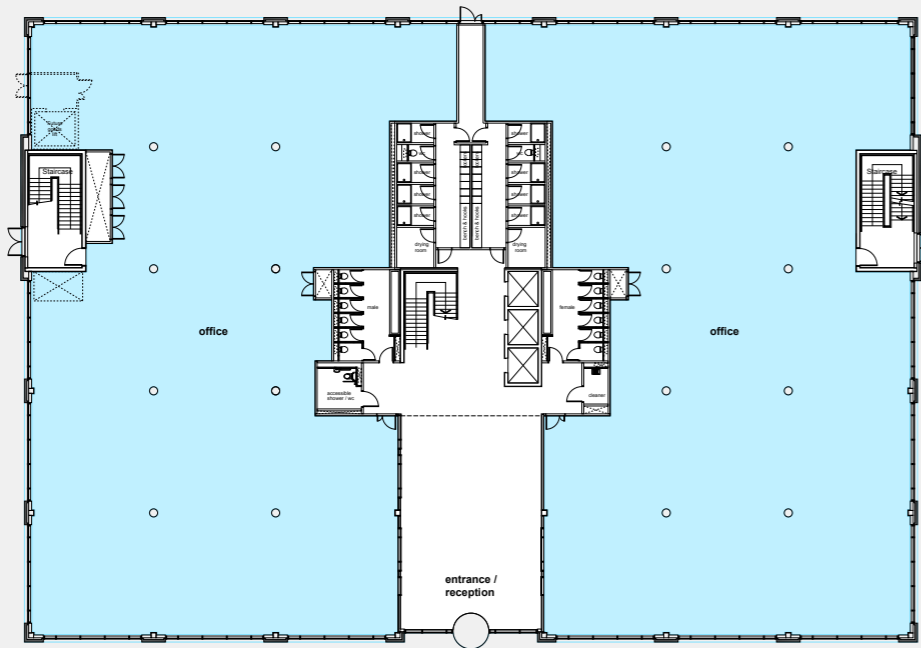


SCHEDULE OF AREAS

Third Floor	18,826 sq ft	1,749 sq m
Second Floor	19,289 sq ft	1,792 sq m
First Floor	18,051 sq ft	1,677 sq m
Ground Floor	16,964 sq ft	1,576 sq m
Reception	1,195 sq ft	111 sq m
Total	74,325 sq ft	6,905 sq m
Roof Terrace	474 sq ft	44 sq m
Parking (325 spaces)	1:226 sq ft	1:21 sq m

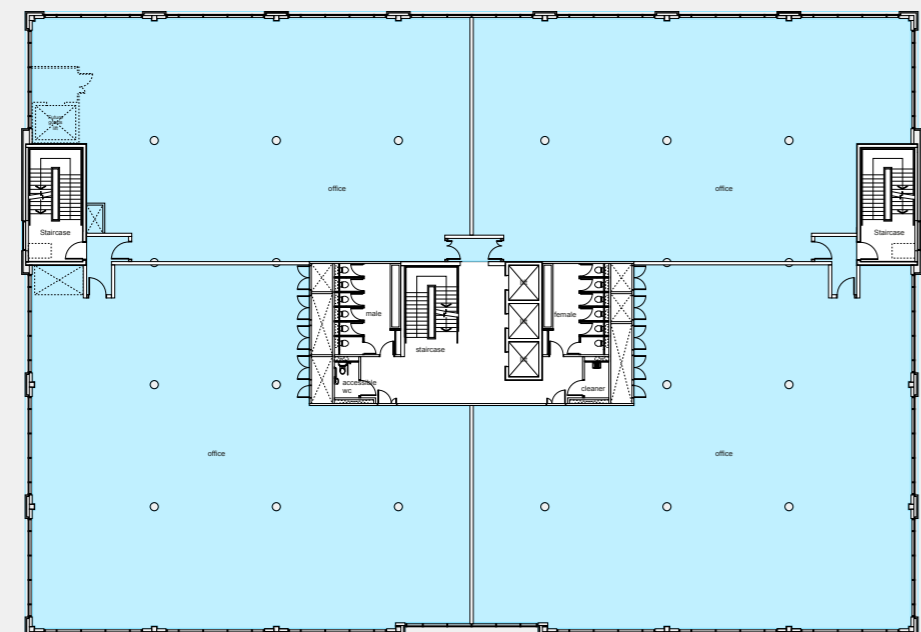
Areas are calculated on a NIA basis

GROUND FLOOR



*indicative floor splits

SECOND FLOOR

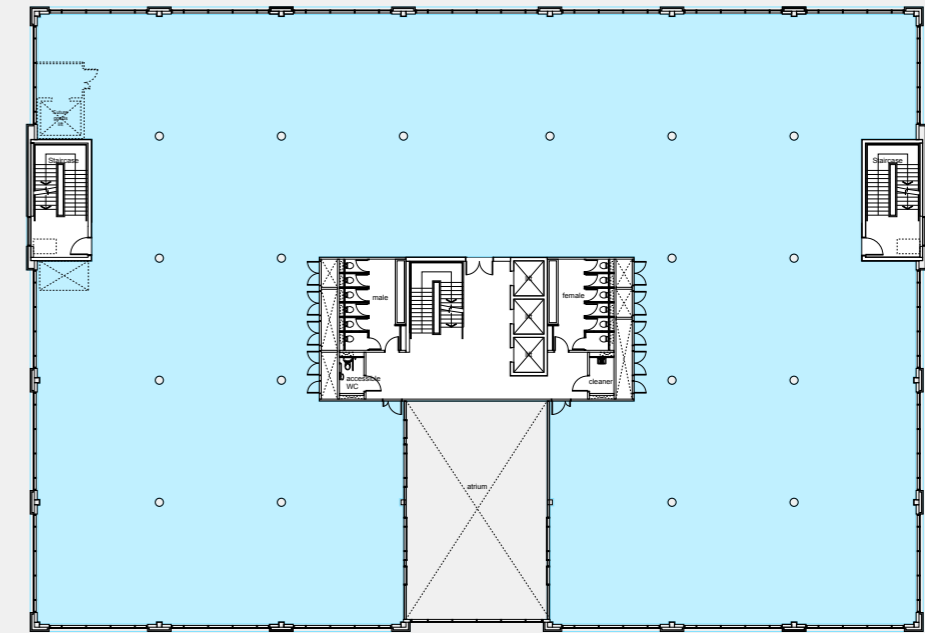


*indicative floor splits

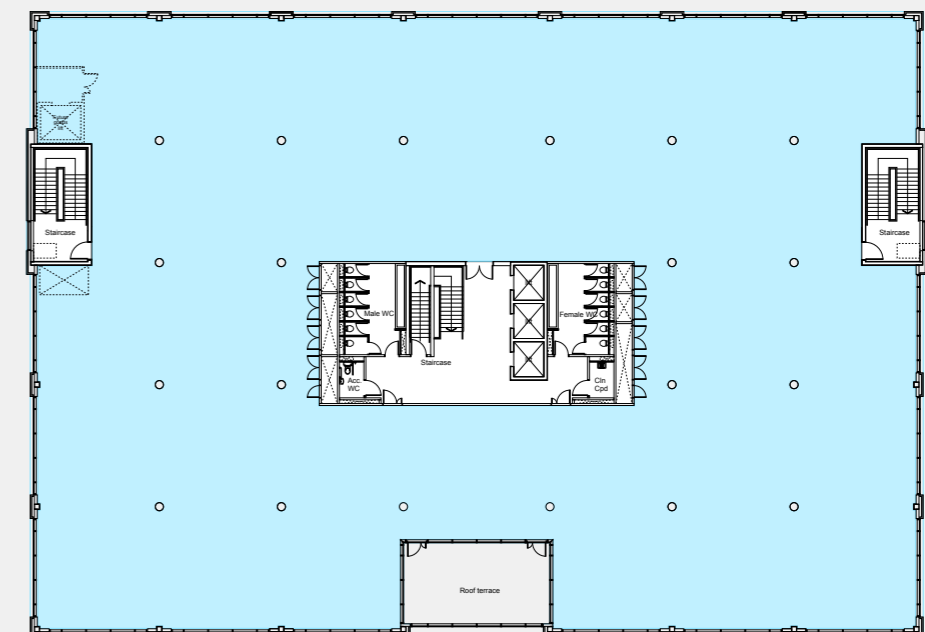
SPECIFICATION

Floor to ceiling height 2.75m
Occupational density 1:8 sq m for fire escape and occupancy
Target EPC A
Target BREEAM excellent
3 x 13 person passenger lifts
Comfort cooling, heating and ventilation
Electric vehicle charging points
Unique roof top terrace

FIRST FLOOR



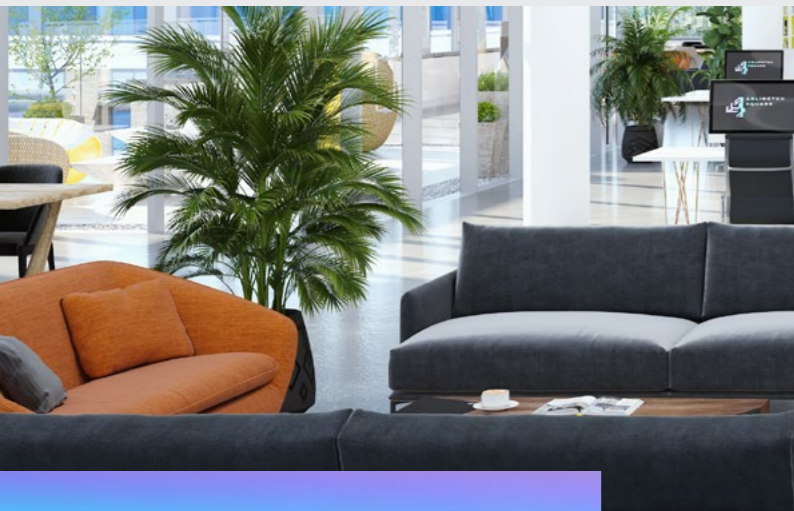
THIRD FLOOR





Made for you

4 Arlington Square has full planning permission, allowing for delivery within 19 months. By offering the building on a pre-let or turn-key basis we can adapt the building to ensure it will meet your requirements perfectly.



1 →

The initial meeting to discuss and agree the brief first proposal submitted including outline designs, cost estimates and programme. Review meeting to refine the outline proposals. Final presentation where the finalised proposal is submitted for your approval.

2-3 →

Draft Heads of Terms issued for discussion, Heads of Terms are agreed and solicitors instructed.

3-7 →

Contracts are exchanged. Detailed design work commences.

7-19

Construction starts. Regular design meetings held to review construction progress. Building complete.

Here's how your business space solution can be delivered in just **19 months**, from the first contact to handing over the keys.



We bring together people and places, creating innovative spaces for dynamic businesses.

Once you know where you need to be, it's all about being the best you can be:

- Established in 1981
- Tried and tested delivery mechanism
- 40m+ sq ft delivered on time, on budget, every time
- Creating exemplary working environments
- 85% of our developments are bespoke for our customers

OUR TRACK RECORD



British Gas Business HQ

- Oxford Business Park
- 81,470 sq ft



Horizon

- Gloucester Business Park
- 52,000 sq ft



Nielsen

- Oxford Business Park
- 45,000 sq ft



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