

BRACKNELL

One Bracknell Boulevard,
Cain Road, RG12 1WP



COST-EFFECTIVE FITTED SPACE

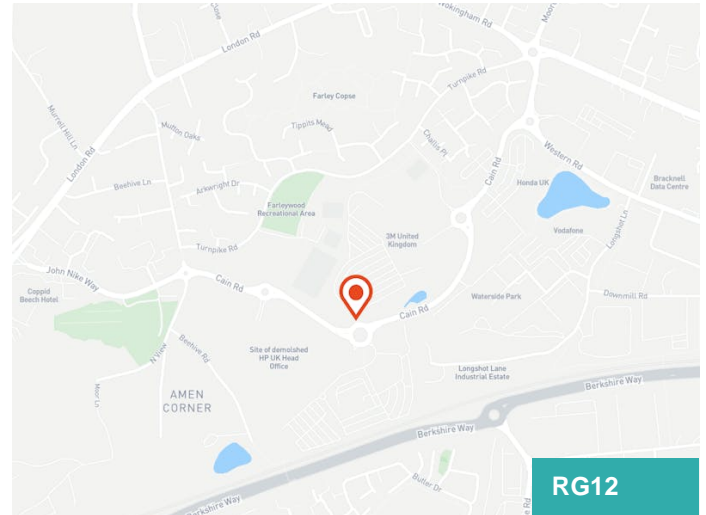
OFFICE TO LET

10,564 TO 21,125 SQ FT

- Excellent Parking Ratio (1:207 sq ft)
- Large Reception Area
- Showers
- Bike Racks
- Cafe
- Secure Security Barrier

Grade A cost-effective fitted space with excellent parking.

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Summary

Available Size	10,564 to 21,125 sq ft
Rent	Rent on application
Rates Payable	£8 per sq ft
Service Charge	£6.50 per sq ft Estimated
EPC Rating	C (74)

Description

One Bracknell Boulevard is a Grade A headquarters office building constructed in 2000 and refurbished in 2013. The building totals 21,125 sq ft (1,963 sq m) over ground and first floor. The property is of steel frame construction, below a pitched roof with slate covering and are clad with a combination of brick and glazed curtain walling. The floor is configured in 'L' shapes with large, easily divisible floor plates and excellent levels of natural light. The ground floor benefits from a large reception with a double height glazed entrance as well as an attractive staff restaurant.

Location

Bracknell is one of the key towns within the Thames Valley and has grown to become an established office centre due to its proximity to Heathrow Airport and

the M4/M3, a large skilled workforce and affordable rents. The town has attracted a number of national and international blue chip companies to base their offices in the town including 3M, Dell, Fujitsu, Waitrose, Panasonic, Honeywell and most recently Eli Lilly.

The town benefits from excellent transport communications. It is located between the M4 (Junction 10) and the M3 (Junction 3), with the A329(M) and A322 providing direct dual carriageway access to the town centre. Bracknell railway station provides a twice hourly direct service to London Waterloo. Reading station, close by, provides connections to London Paddington to the east, Cardiff/Bristol to the west and Birmingham/Oxford to the north. Heathrow Airport, the world's second busiest airport, is easily accessed to the east via the M4.

One Bracknell Boulevard fronts Cain Road at the western end of the key office area in Bracknell. The town centre facilities and rail station are approximately 3.7 km (2.3 miles) to the east. The office is accessed via a secure barrier entry and form part of a site that includes Dell's European headquarters. Immediately opposite the property are the two well-known large campus offices for 3M and Hewlett Packard.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	10,564	981.43	Available
Ground	10,561	981.15	Available
Total	21,125	1,962.58	

Specification

The building benefits from the following specification;

- Four pipe fan coil air conditioning system
- Raised floors with 140mm void
- LG7 PIR lighting
- Large refurbished reception area
- 13 person lift

- Male and female WCs on each floor
- Disabled WCs
- Showers on each floor
- Bike racks
- Secure barrier to site

Viewings

Strictly with sole agent.



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