

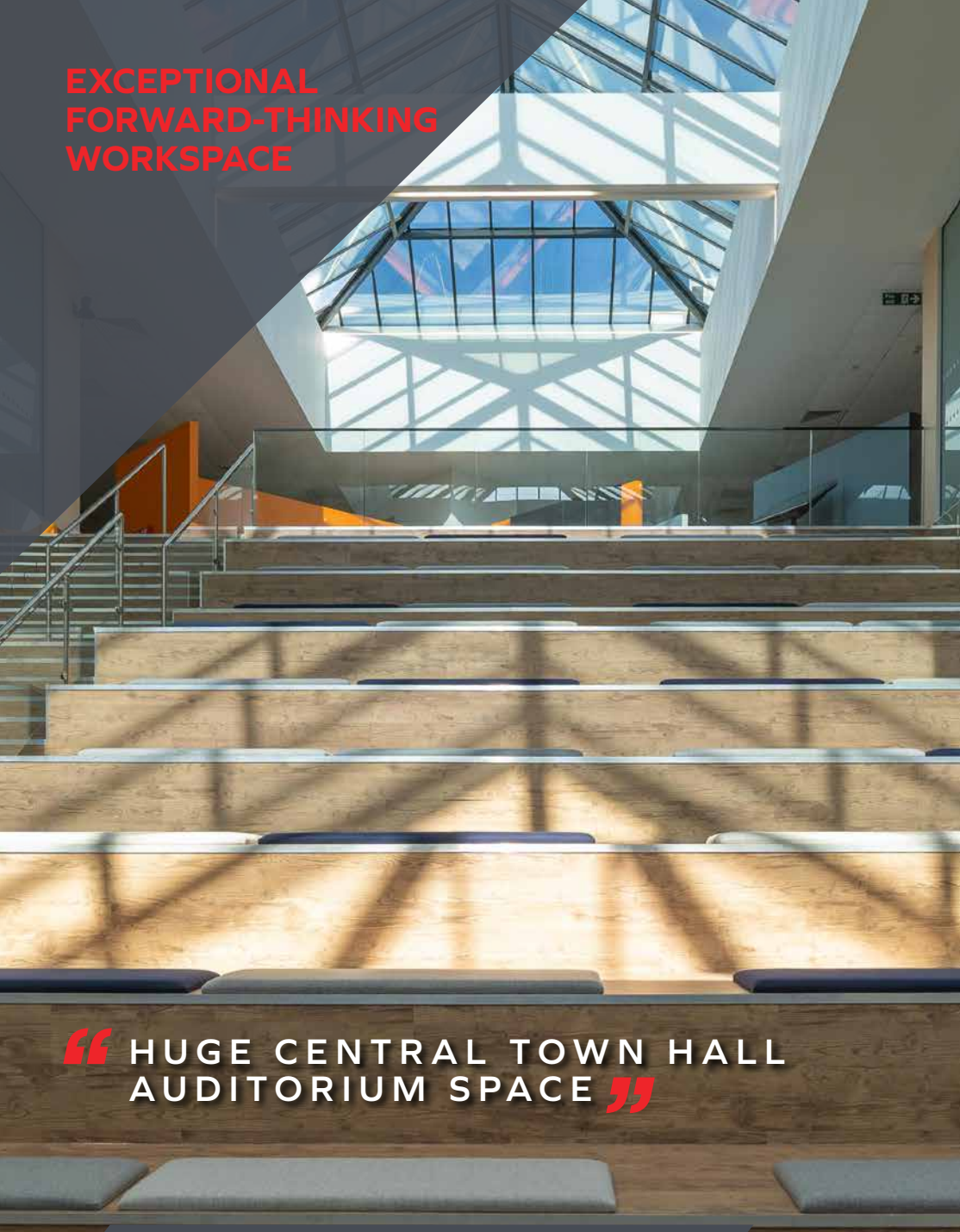
# THE HUB

BRACKNELL RG12 1RF

A NEW WAY OF WORKING

Spring4 

EXCEPTIONAL  
FORWARD-THINKING  
WORKSPACE



“ HUGE CENTRAL TOWN HALL  
AUDITORIUM SPACE ”

THE HUB BRACKNELL RG12 1RF



“ STUNNING 20FT TALL  
RAINFOREST WALL ”

**INSPIRATIONAL  
MEETING SPACES  
THROUGHOUT**



**BEST-IN-CLASS  
ON-SITE CAFÉ &  
KITCHEN FACILITIES**

**“ FLEXIBLE BREAKOUT  
& DINING SPACE ”**

THE HUB **BRACKNELL RG12 1RF**

**THE HUB**  
**BRACKNELL RG12 1RF**

**“ SUPERB 20FT CENTRAL  
DISPLAY SCREEN ”**

## FACILITIES

### CAT A

- Fully extended double height building reception area.
- New glass roof to central atrium area.
- New mechanical and electrical systems throughout building.
- New lift and WC facilities.
- Refurbishment of car park area.
- Remodelling of building exterior and landscaping.

### CAT B

- Extremely high quality tenant fit out installed with exceptional amenities.
- Double height central auditorium with seating and **20FT** screen.
- Ground floor commercial kitchen with walk-in fridge.
- Fully equipped employee restaurant and coffee bar facilities.
- Range of meeting rooms, training rooms and phone booths throughout building.
- **20FT** living wall.
- Breakout and collaboration areas throughout, with ground floor 'chillout' games area.
- Excellent shower and changing facilities.

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“ **STUNNING BESPOKE  
LIBRARY FACILITY** ”

## SITE

- The site totals 1.68 acres, including the landscaped grounds and multistorey car park to the rear.
- There are 195 car parking spaces in total, representing an excellent ratio of 1:244 sq ft.
- There is visitor parking accessible from Western Road, giving direct access into the main building reception (as shown outlined in green).
- The multistorey rear car park is accessible from Milbanke Way (as shown outlined in yellow).



Landscaped Ground to Rear



THE HUB **BRACKNELL RG12 1RF**



Main Building Reception

**THE HUB**

Greggs Bakery  
**1 min Walk**

Arlington Square  
**12 min Walk**

The Lexicon Retail Park  
**21 min Walk**

Absolute Fitness  
**7 min Walk**

The Gym Group  
**8 min Walk**

Bracknell Train Station  
**22 min Walk**

Waitrose & Partners  
Campus

Western Road  
Business District

M3 (Jct 3)  
6 miles

A329

M4 (Jct 10)  
4 miles



## ACCOMMODATION

The accommodation measures as follows:

Floor	Use	SQ M	SQ FT
1st Floor	Office	2,127	22,894
Ground Floor	Office	2,198	23,658
Ground Floor	Reception	103	1,108
<b>Total</b>		<b>4,428</b>	<b>47,660</b>

The building specification is as follows:



EPC - B



Four pipe fan coil air conditioning.



CAT2 LED lighting.



Raised floors (150mm) and suspended ceilings throughout.



Dedicated male and female changing facilities, each with 5x shower cubicles and plentiful lockers.



2x male and female WCs on each floor, in addition to disabled WC facilities.



2x 13 person lifts (1,000 kg).



1x goods lift (1,000 kg).



# GROUND FLOORPLAN

## Specification:

- 175x workstations.
- 3x 6 person meeting rooms.
- 4x 2 person quiet rooms.
- 2x 4 person meeting rooms.
- 1x 16 person training / demo room.
- 4x 2 person working booths.
- 10x 6 person working booths.
- 2x exec. areas.
- 3x general storage rooms.
- 3x breakout collaboration areas.
- 3x breakout dining areas.
- 2x breakout 'chill' areas.
- 1x breakout teapoint area.
- 1x reception desk, waiting area and visitor coats room.
- 1x IT hub with IT build / comms / store areas.
- 1x games area.
- 3x phone booths.
- 3x copy and water points.
- 1x employee microwave kitchen area.
- 1x commercial kitchen with walk-in fridge.
- 1x coffee bar.
- 1x kitchen serve area.
- 1x auditorium style stair block and LED wall.
- Lockers throughout floor.
- 1x post room.
- 1x rear employee entrance.





# PROPOSAL

## Tenure

The Hub is offered either for sale as a freehold site or to let with vacant possession.

## VAT

The property is elected for VAT.

## Sale Proposal

Offers are sought in excess of **£9,500,000**.

## Lease Proposal

Guide rent of **£29.50 per sq. ft.**



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# THE HUB

## BRACKNELL RG12


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