

1,601 – 22,799 sq ft
Fitted & furnished
or Grade A offices to let

 **GREENWOOD**

**Bracknell
RG12 2AA**

BUILT DIFFERENT

Greenwood provides a range of open plan offices from 1,601 to 6,030 sq ft and a fully fitted and furnished suite of 8,043 sq ft, just a short walk from Bracknell town centre.

A triple height reception, stylish café, plus flexible accommodation makes this a contemporary workspace that meets the demands of the discerning occupier.

1,601 - 22,799 SQ FT
OF REFURBISHED,
REINVIGORATED
& REDEFINED
OFFICE SPACE



SPACE TO THRIVE



5 minutes from
The Lexicon Bracknell



New dedicated male
and female showers
and changing facilities



VRF
air-conditioning



Secure cycle store
with 58 cycle racks



Table tennis in
landscaped garden



Stylish new
on-site café



Excellent connections
to central London



10 minutes from
Bracknell Station





The garden area features table tennis facilities so employees can enjoy a spot of ping pong with their panini.



The in-house café offers convenient breakfast and lunch options in an 'urban-lux' breakout environment and is the perfect venue for informal meetings.

IN-HOUSE EATING AT *graze*

Designed specifically for the convenience and enjoyment of Greenwood's occupiers, Graze is a stylish new café, perfect for an informal meeting.

The edgy interiors and chic furniture create a complementary contrast to the working environment, contributing to the enjoyment and productivity of employees.

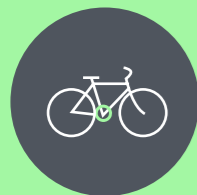


WELLBEING FOCUSED

More than just office space, Greenwood is full of added extras designed to improve the working day with a focus on employee well-being. The gardens offer a green space for relaxation. Changing and cycle facilities are provided for those with an active lifestyle.



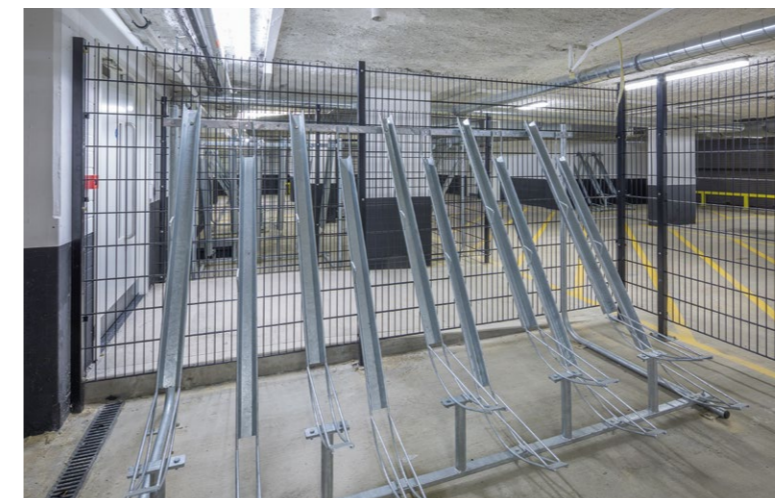
DEDICATED MALE AND FEMALE SHOWERS AND CHANGING FACILITIES



SECURE CYCLE STORE WITH 58 CYCLE RACKS



GREEN SPACE FOR RELAXATION



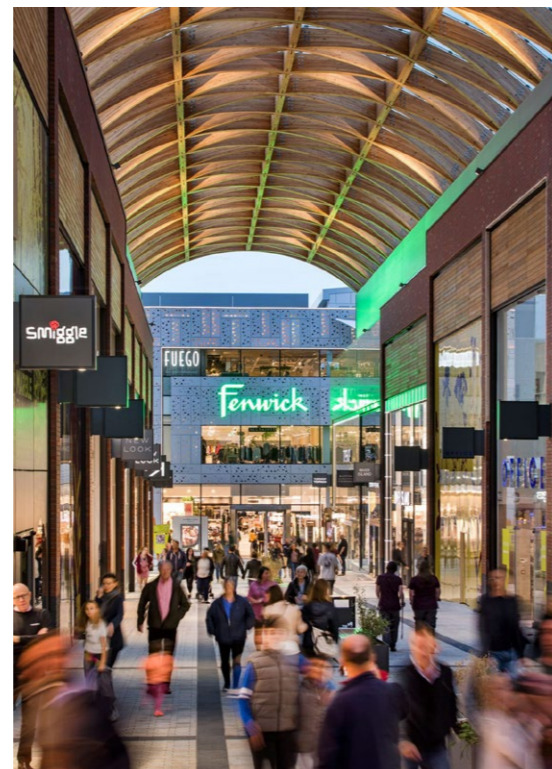


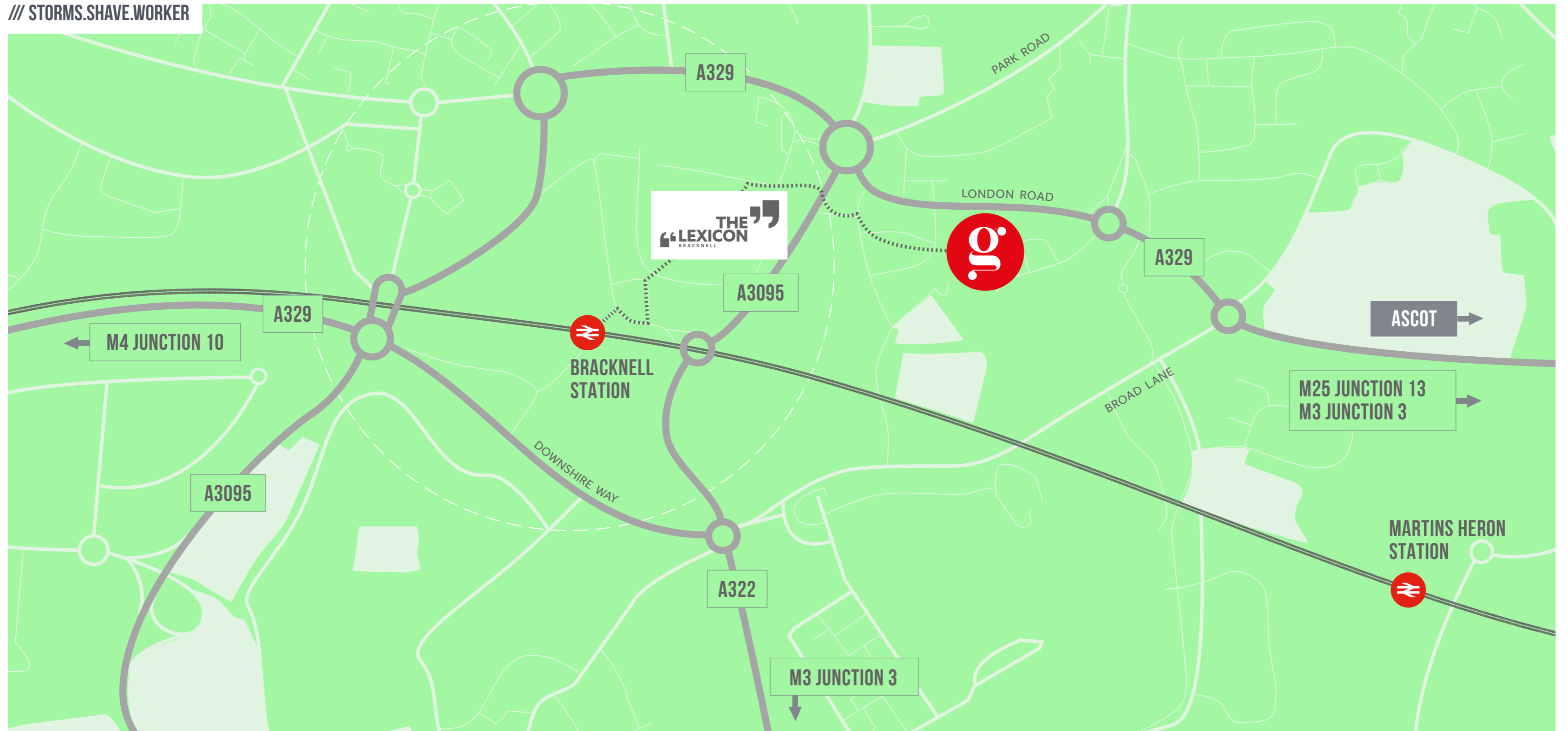
BRACKNELL HAS UNDERGONE A £750 MILLION TRANSFORMATION TO DELIVER A VIBRANT MIXED USE CENTRE OVER 90 ACRES, WITH A WIDE RANGE OF RESTAURANTS AND LEISURE JUST A FIVE MINUTE WALK FROM GREENWOOD.



Offering one of the best amenity provisions in the Thames Valley, The Lexicon boasts 10 restaurants and 50 retail and leisure units including a 12-screen Cineworld, a state of the art Waitrose and anchor stores such as M&S and Fenwick, ensuring the needs of employees are more than catered for.

ON YOUR DOORSTEP





**A PROVEN
LOCATION**

LOCAL OCCUPIERS

AVIS

Waitrose



Boehringer
Ingelheim



IRi

Scholl's
Wellness Company



FUJITSU



software AG



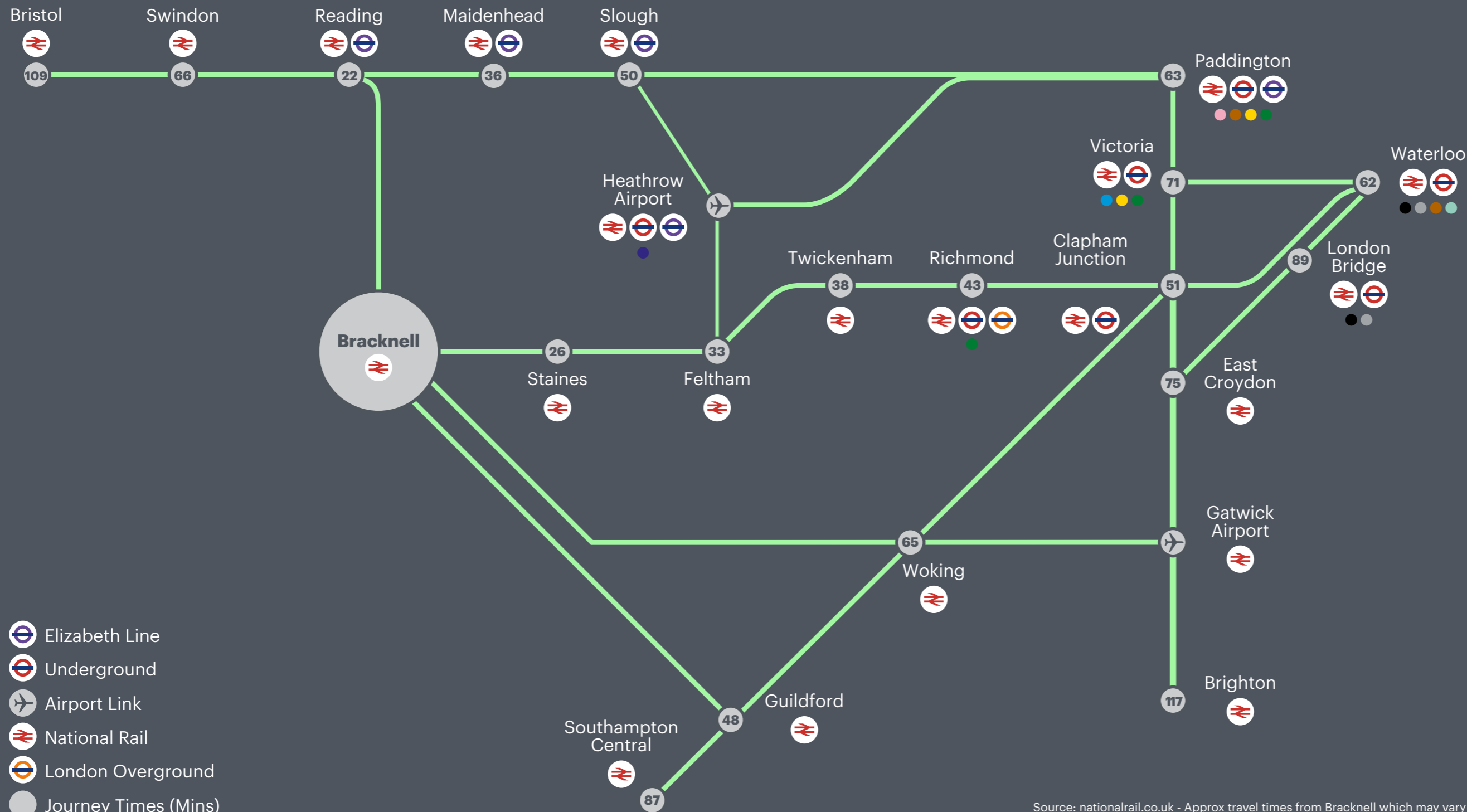
3M





mitie

STATION TO WORKSTATION

JUST A SHORT WALK AWAY, BRACKNELL STATION'S EXCELLENT RAIL CONNECTIONS MEAN A CONVENIENT COMMUTE WITH DIRECT LINKS TO READING IN JUST 22 MINUTES AND CENTRAL LONDON IN AN HOUR.

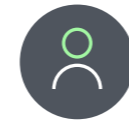


BY CAR 	DISTANCE (MILES)	TIME (MINS)
M4 Junction 10	05	08
M3 Junction 3	07	13
Maidenhead	14	22
Slough	18	24
Reading	16	27
Heathrow	25	36
High Wycombe	23	36
Gatwick	47	57
Central London	39	67

BY RAIL 	TIME (MINS)
Reading	22
Staines	26
Feltham (For Heathrow)	33
Maidenhead	36
Guildford	48
Clapham Junction	51
Slough	50
London Waterloo	62
London Paddington	63

Source: nationalrail.co.uk - Approx travel times from Bracknell which may vary

FLEXIBLE FLOORPLATES



+1:8 OCCUPANCY DENSITY RESULTS

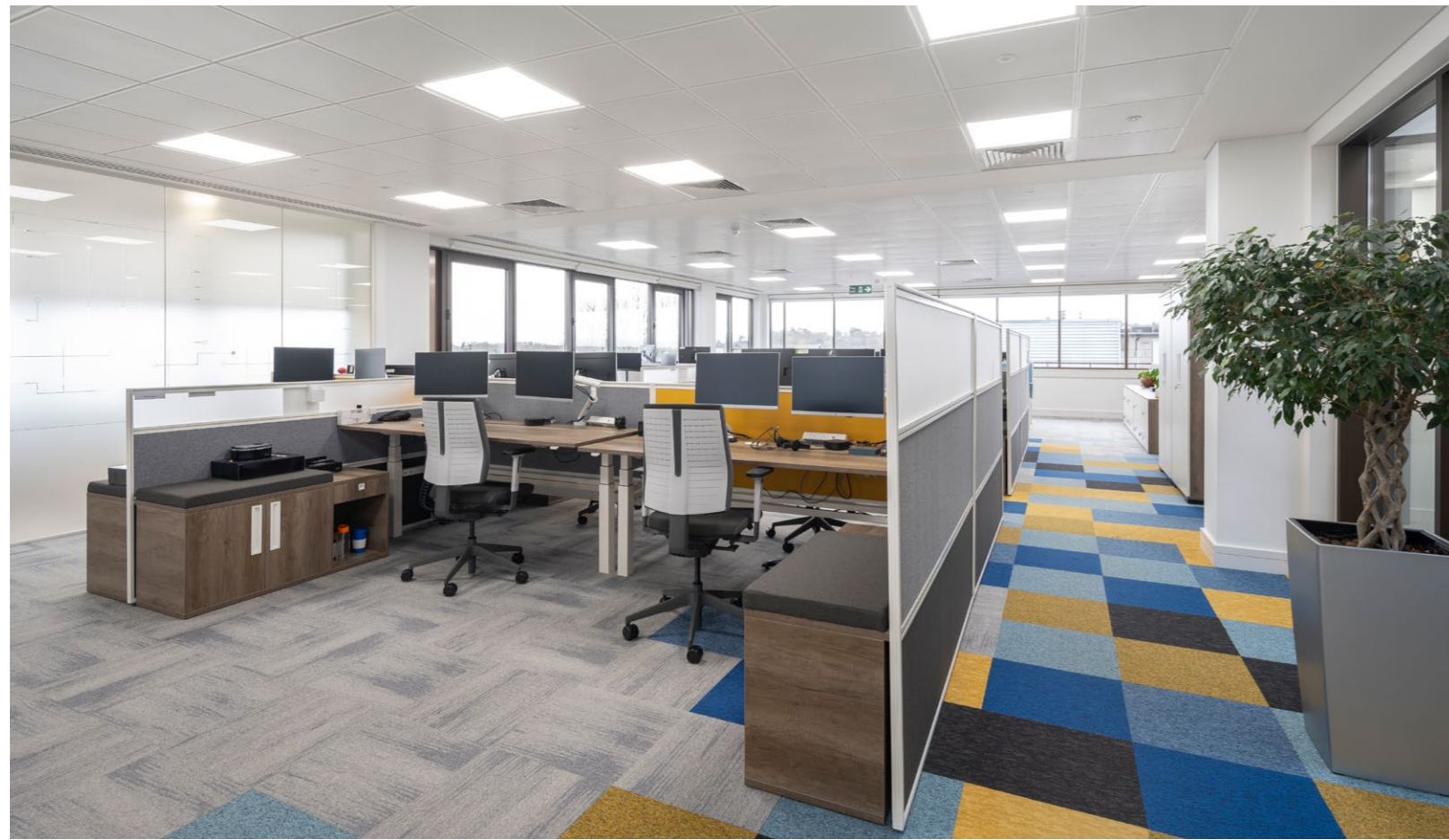


GRADE A OFFICE FLOORS ENJOY LEAFY VIEWS, EXCELLENT NATURAL LIGHT AND FLEXIBLE FLOORPLATES.

FLOOR	IPMS3		AVAILABILITY
	SQ FT	SQ M	
3rd - Suite 1	8,043	747.2	Available
2nd - Suite 2	3,612	335.6	Under Offer
1st*	11,144	1,035.3	Available
TOTAL	22,799	2,118.1	

* First Floor has been refurbished and has been split into 3 suites of 1,601 sq ft, 2,978 sq ft and 6,030 sq ft. These suites can also be taken as a single unit of 11,144 sq ft.

Car Parking Spaces 1:273



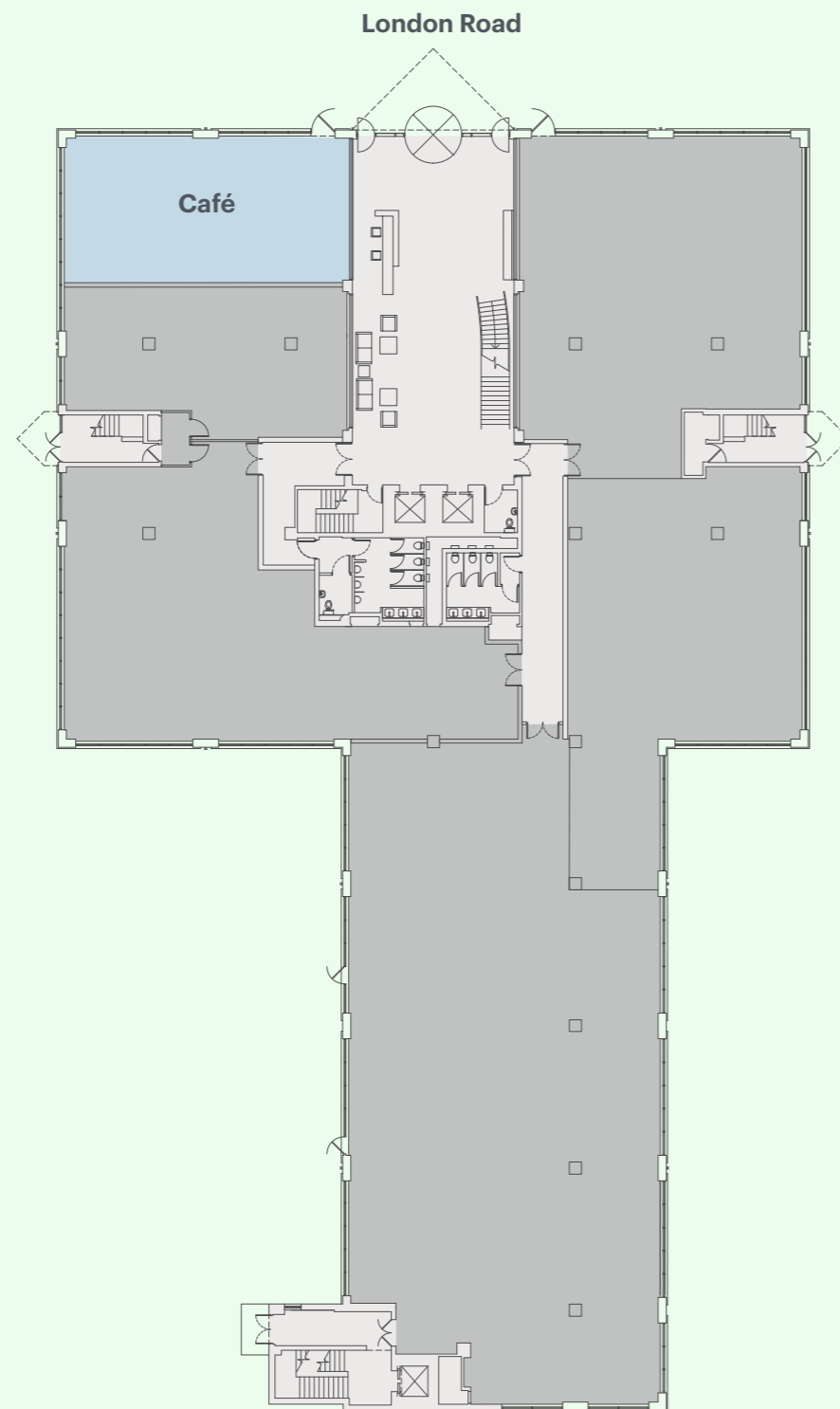
FITTED & FURNISHED


The Third Floor offers excellent fitted and furnished accommodation. The space features a video conference room, collaboration room and two private terraces.



FLOORPLANS

GROUND FLOOR






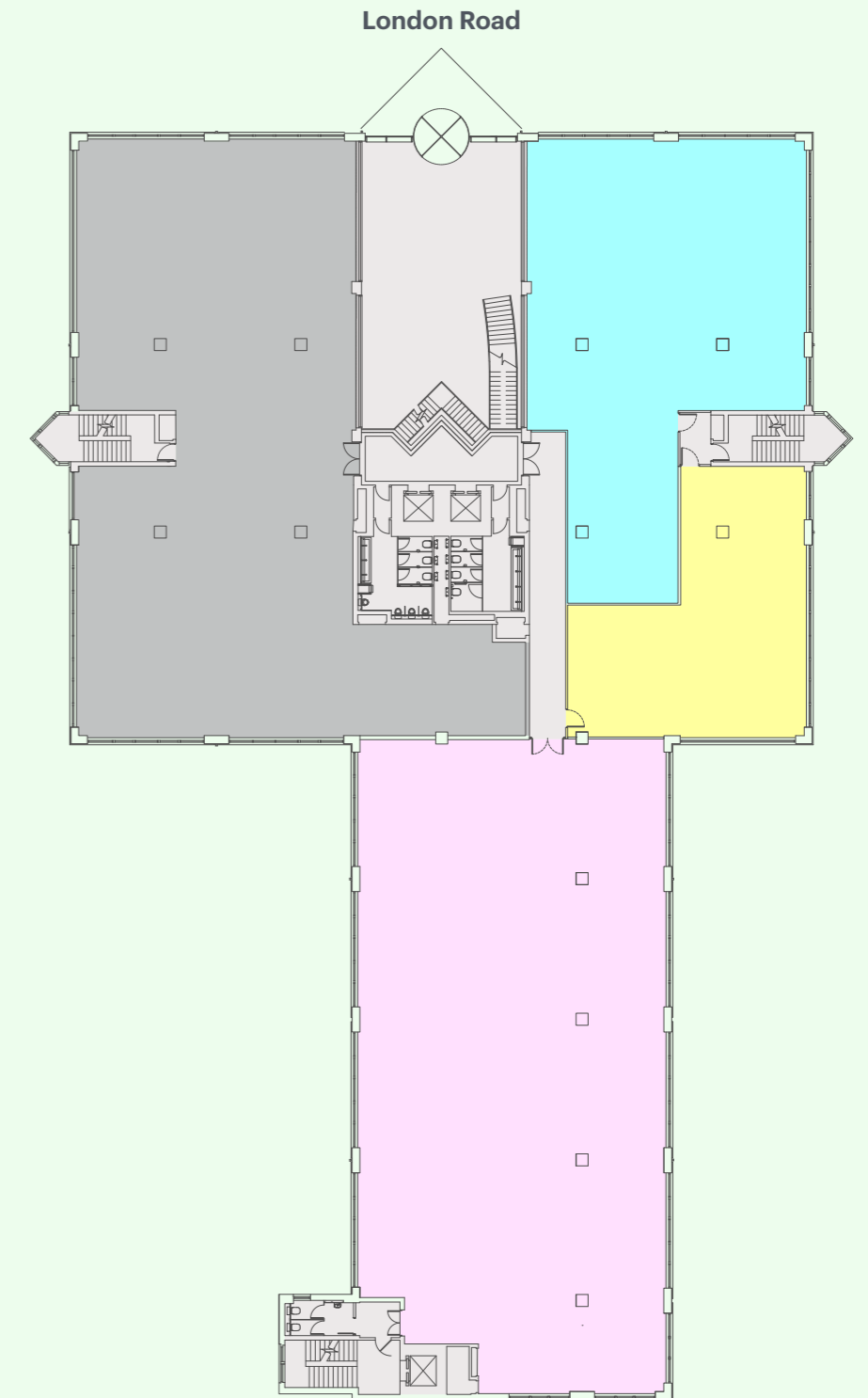
 For indicative purposes only (not to scale).


1ST FLOOR

11,144 sq ft (1,035.3 sq m)

Currently split into 3 suites.
Potential to combine.

 Suite 2	6,030 sq ft
 Suite 3	1,601 sq ft
 Suite 4	2,974 sq ft



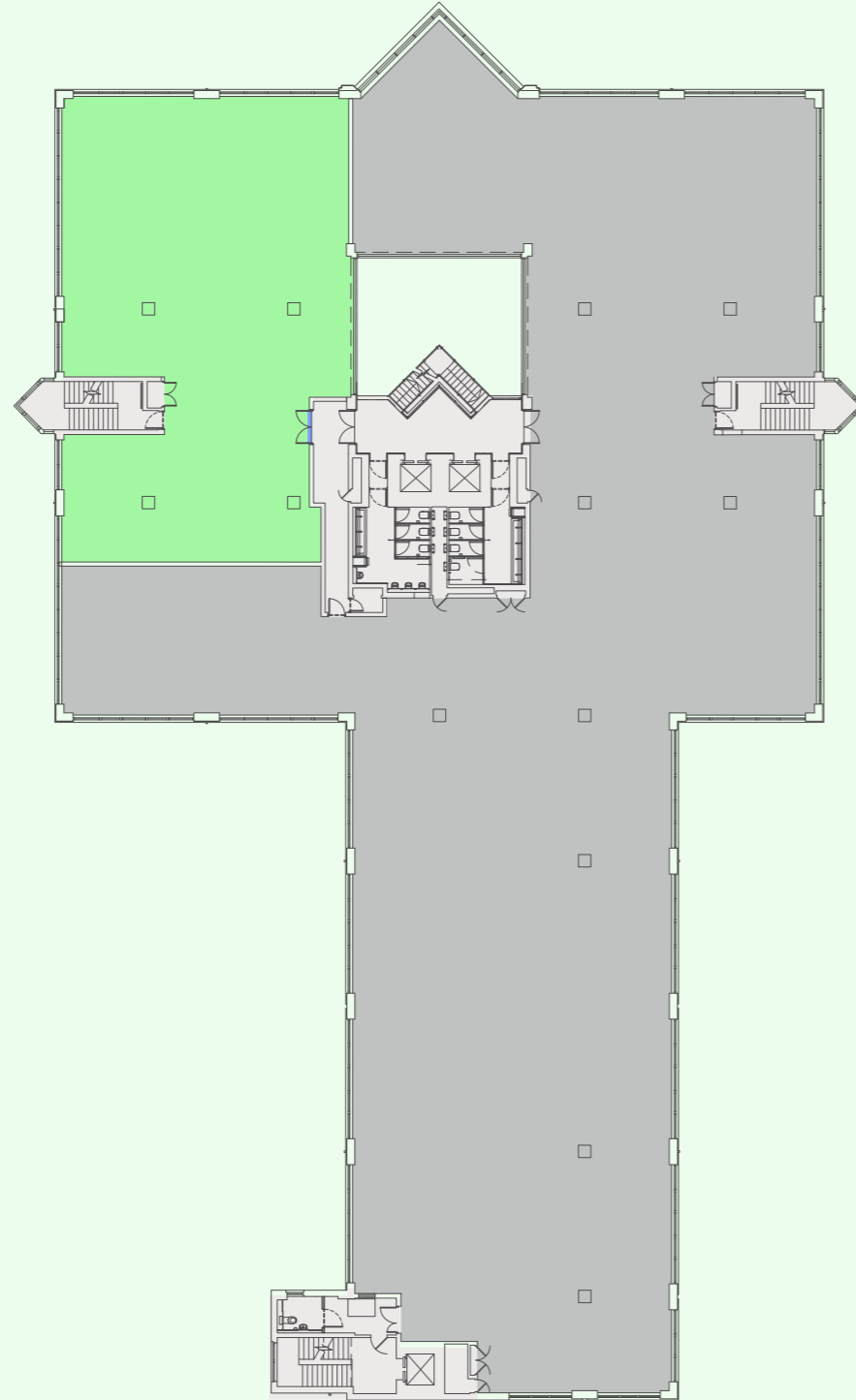
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SPACEPLAN

2ND FLOOR

London Road

● Suite 2 3,612 sq ft

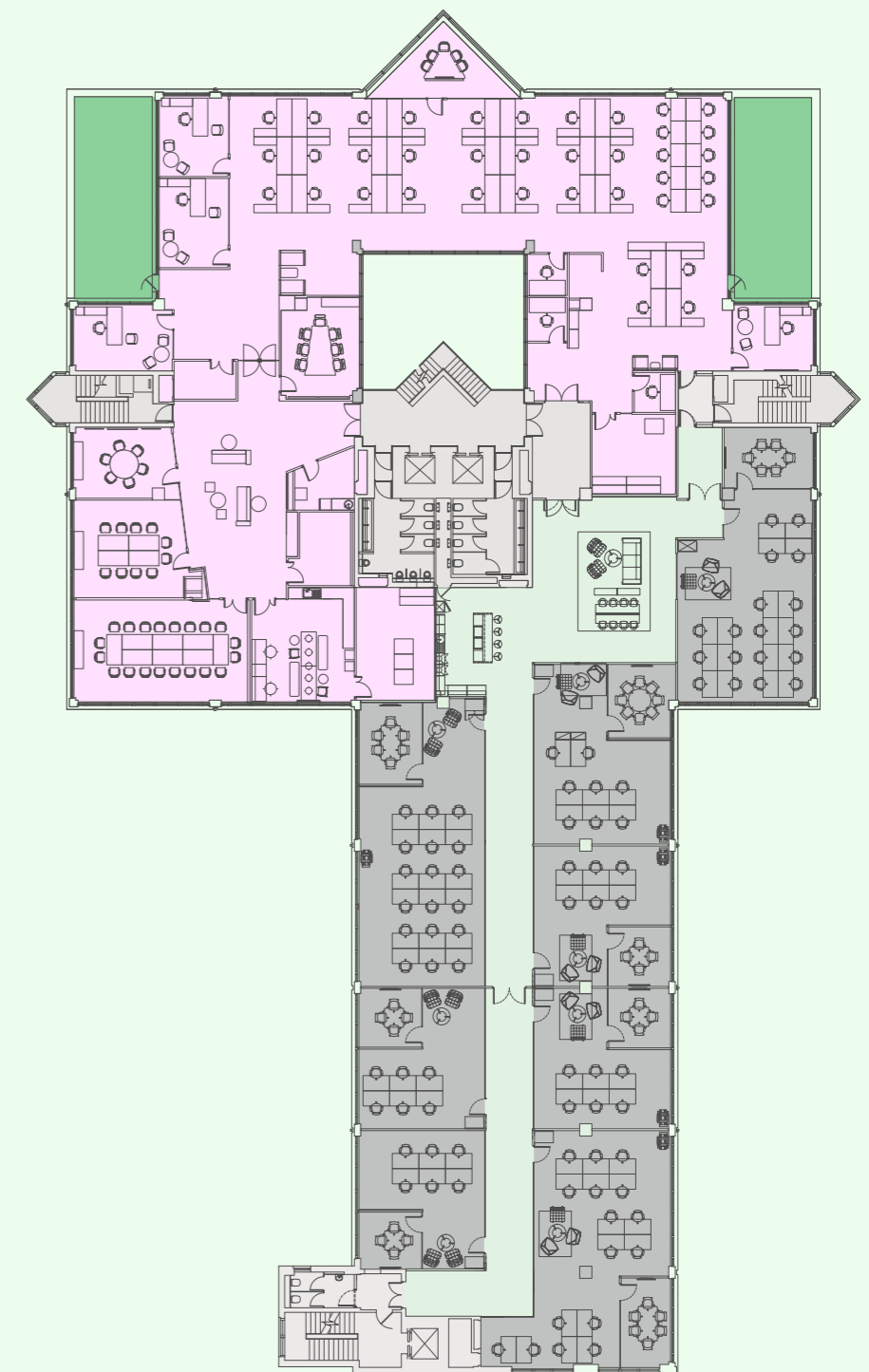



3RD FLOOR (FITTED & FURNISHED)


London Road

● Suite 1 8,043 sq ft

Desks	32
Welcome Area	01
Meeting Rooms	03
Video Conference	01
Wellness Room	01
Mothers Room	01
Focus Rooms	03
Collaboration Area	01
Lab	01
Offices	04
Teapoint	01
Terraces	02
Total Occupancy	32



 For indicative purposes only (not to scale).

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CONTACT

TERMS

Upon application

EPC

EPC - C

VIEWINGS

Strictly through joint sole letting agents

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GREENWOODBRACTNELL.COM

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The image features a vibrant green background with several large, dark grey, organic shapes. On the left, a large, rounded shape curves upwards. In the upper right, a smaller, solid dark grey circle is connected to the larger shape by a thin, curved line. At the bottom, a dark grey shape with a rounded end extends horizontally across the width of the page.

 **GREENWOOD**