

**19,000 SQ FT  
AVAILABLE**





THE BRACCANS  
one

**One The Braccans** offers high quality fitted office accommodation across ground and two upper floors. The HQ building offers largely open plan office accommodation of a high standard of specification.

Bracknell is one of the most established commercial centres within the Thames Valley. The town has attracted a significant number of high-profile companies from a variety of sectors, many of whom have located their UK and European headquarters in the town.

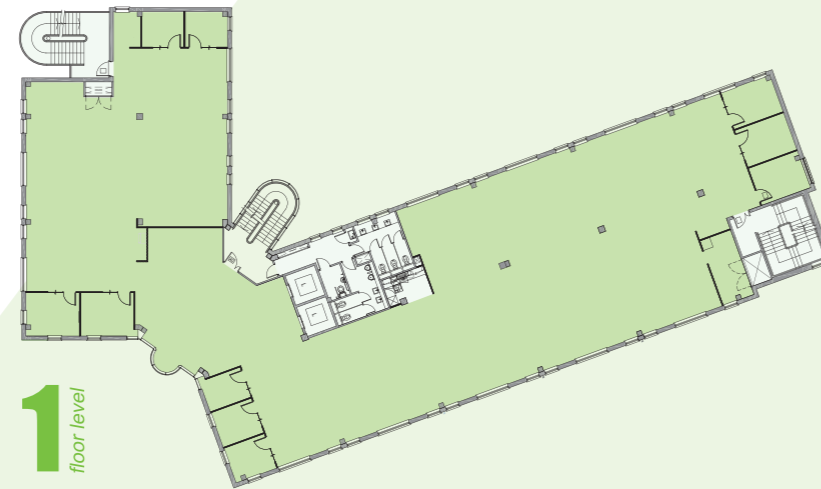
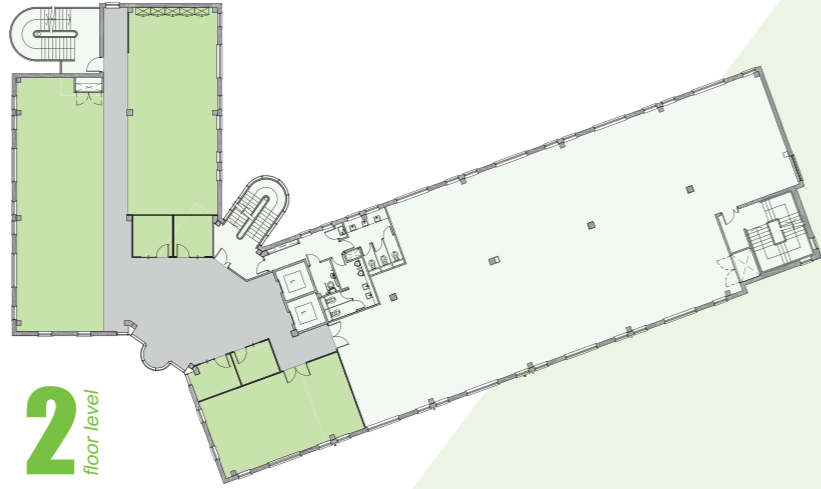
The building benefits from an impressive modern reception area and an excellent car parking ratio of 1:217 sq ft.



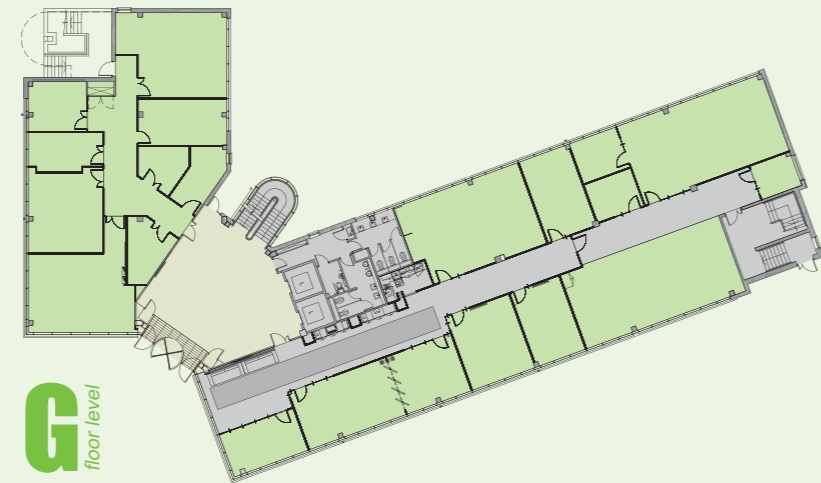
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**One The Braccans** benefits from a high specification and secure underground car parking. The amenities include:

- Fitted offices
- Raised floors
- Suspended ceilings
- VRF air conditioning
- Male, female and disabled WCs
- 2 passenger lifts
- Excellent car parking ratio of 1:217 sq ft
- Security barrier to the car park
- EPC rating B
- Enhanced landscaping



Level	sq ft	sq m
2nd Floor c.	3,300	307
1st Floor	8,376	778
Ground	7,534	700
<b>TOTAL</b>	<b>19,210</b>	<b>1,785</b>



**Bracknell town centre has been transformed with the opening of The Lexicon, a £240 million, 580,000 sq ft shopping and leisure development.**

As well as new 12-screen multiplex cinema and the first new Fenwick's department store to open in 14 years, The Lexicon offers diners an array of more than 20 different food and drink outlets, and all only a 5 minute walk from The Braccans.

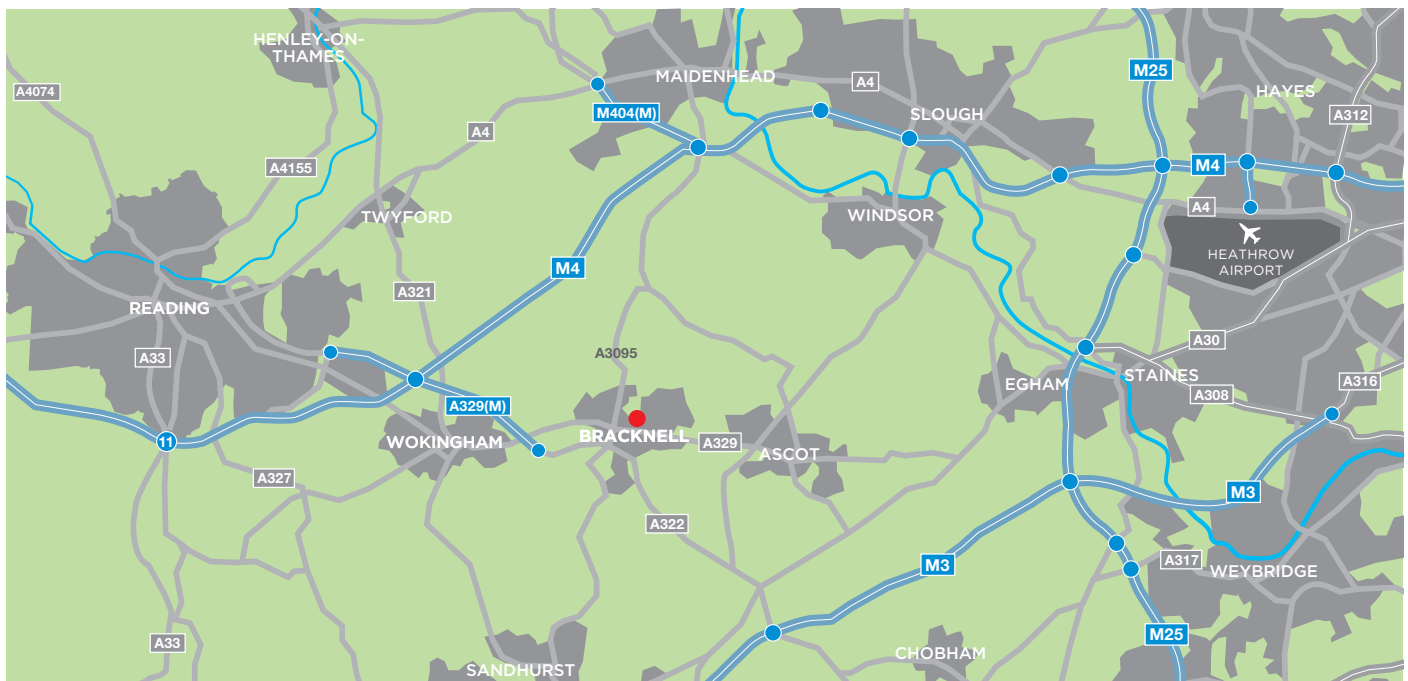


## LOCATION

Bracknell lies in the heart of the Thames Valley approximately 34 miles west of central London. Bracknell is well connected via the motorway network with both the M3 and M4 just a few miles away.

One the Braccans is prominently situated on the north side of the Eastern Road roundabout on London Road (A329), the principal road into the town centre from the east.

It is a short walk to the railway station which connects you to London in under an hour and Reading in 22 minutes.



## TERMS

The Office Space is available by way of sub-lease for a term expiring January 2023

MOTORWAY	miles
M4 (J10) via A329 (M)	4
M3 (J3) via A322	4
HEATHROW AIRPORT	23

Source: Google maps

TRAINS	min.
LONDON WATERLOO	55
CLAPHAM JUNCTION	50
VIRGINIA WATER	20
READING	22

Source: National Railways

For further quoting terms, please contact the joint letting agents



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