

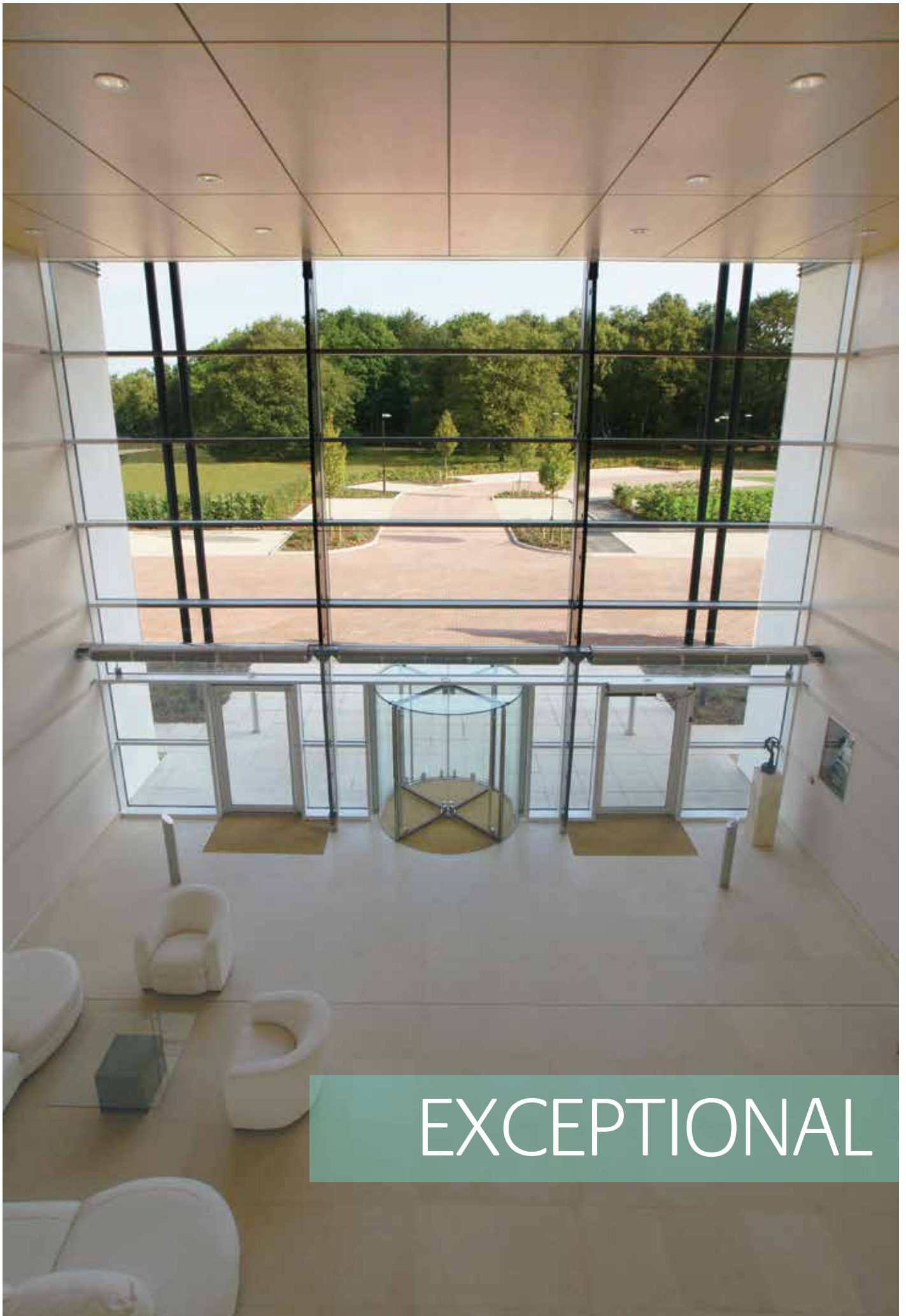
# Beaufort Park

Nine Mile Ride, Berkshire RG40 3DN

The most energy efficient speculative office building  
ever constructed in the Thames Valley



11,200 – 50,000 sq ft of exceptional office space to let or for sale



EXCEPTIONAL



Located in the heart of the Thames Valley, close to the M4, M3 and Heathrow Airport, with Ascot Racecourse, Windsor, Sunningdale and Wentworth all on the doorstep, Beaufort Park presents a unique opportunity to locate your business in a convenient, accessible and magnificent parkland setting.

Relocate to Beaufort Park and see your rates and service charge costs fall by 30% p.a.

Set in its own 8 acre site within 56 acres of protected heathland and woodland, Beaufort Park is a prime Grade A, low carbon, eco-friendly, secure building incorporating in excess of 20% renewable energy technology.



### Executive Summary

- Inbuilt flexibility to accommodate up to four self contained tenancies from 11,200 sq ft.
- Potential for expansion to 86,000 sq ft.
- Grade A air conditioned specification.
- A unique environment within parkland allowing staff to break-out and communicate within the open air.
- Attractive south-facing break-out courtyard with reflective mood pond.
- Secure site with gated access.
- 960 sq ft of storage space and planning permission for 3,205 sq ft single storey break-out space.
- Potential to create cafe / breakout area.
- Excellent car parking.
- 2 passenger lifts.





**For a company wanting to demonstrate real social and environmental leadership, there can be no better location.**

Beaufort Park is no business park but a wonderful, private, and unique place to work with 50,000 sq ft of accommodation, space to breathe, generous car parking and room to expand up to 86,000 sq ft.

Locating your headquarters at Beaufort Park will achieve a positive and real expression of your brand, your company will be perceived as forward looking and responsible. It will be a very special place to be – for you, your staff, and your customers.



It is clear that the surrounding coniferous woodland has inspired many architectural details such as the horizontal timber cladding and the tall slender colonnaded columns.

A prestigious entrance takes you into a double height reception, where you can immediately appreciate how natural daylight, and the beautiful surroundings have driven the whole design of the building and its environment. Wherever you look, inside meets outside with stunning views of protected heathland and woodland.





The office space provides ultimate flexibility for premium open-plan or cellular offices, together with energy efficient technologies that make the carbon emissions of this building 52% lower than current building regulation requirements.

Beaufort Park has the inbuilt flexibility to accommodate up to four self-contained occupiers if required.



FLEXIBLE



The building combines modern architecture, a superb Grade A specification, and an intelligent, practical approach to energy efficiency and renewable energy technology.

Beaufort Park is a low carbon development with a Percentage Reduction Commitment of 52%

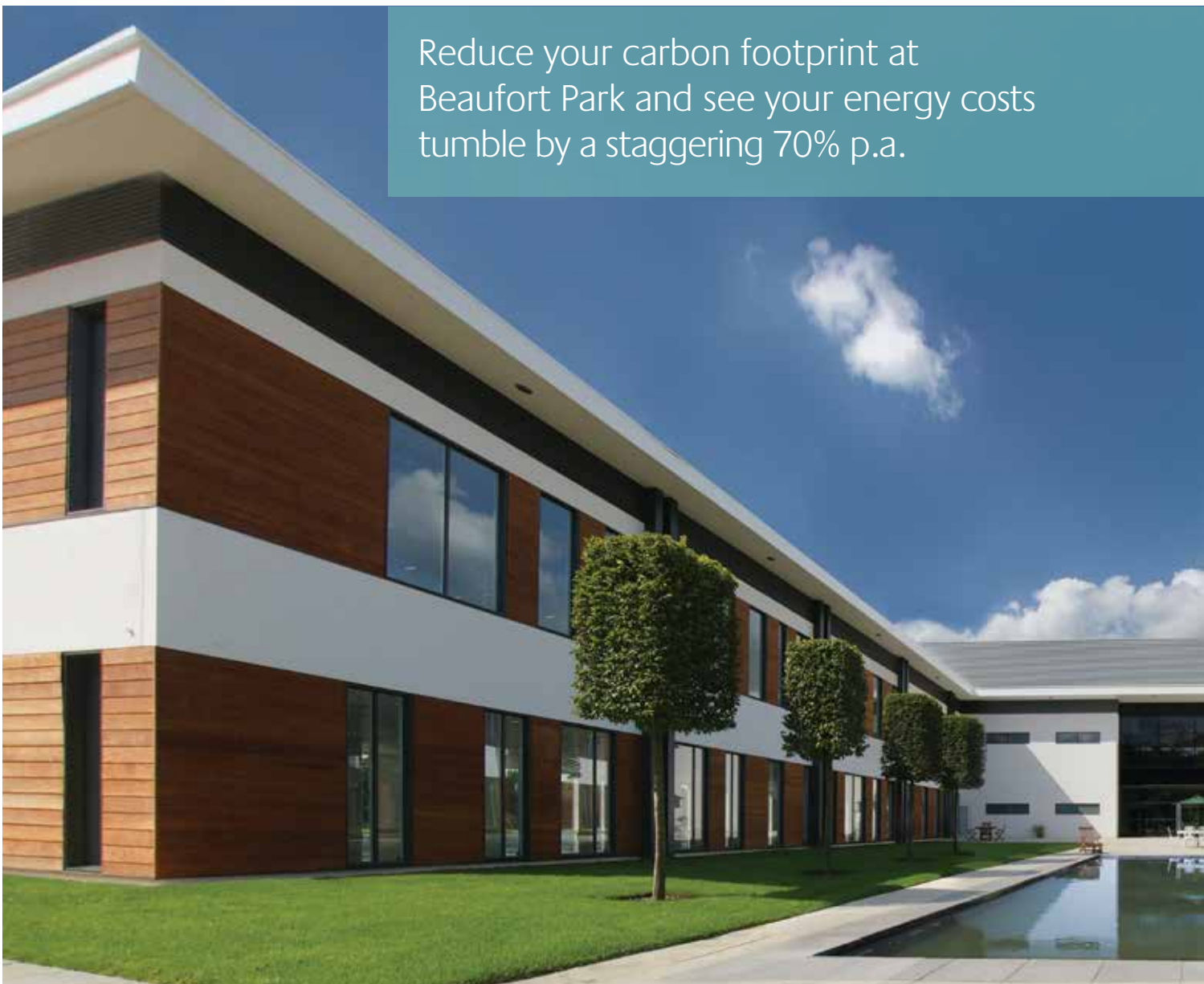
This impressive figure is achieved through:

- Vertical projecting glass fins and deep overhanging eaves control heat gain and provide shading and solar protection.
- The building envelope air tightness ( $2.63\text{m}^2$ ) is a staggering 70% improvement on current building regulations and a 25% improvement on current British Council for offices guidelines.



- The use of a sustainable urban drainage system.
- The provision of covered cycle storage and showers.
- Very good BREEAM rating (60.31%).
- Grade B (29) Energy Performance Certificate.
- Extremely efficient VRV air conditioning plant using solar heat absorbed by the east and west facades to heat parts of the building.
- The utilisation of air source heat pumps generating in excess of 20% renewable energy.
- Lighting management systems with presence/ daylight detection and timer controls.

Reduce your carbon footprint at Beaufort Park and see your energy costs tumble by a staggering 70% p.a.







Beaufort Park's secure 8 acre campus is set in 56 acres of protected heathland and woodland to provide a tranquil and secure setting for your business.



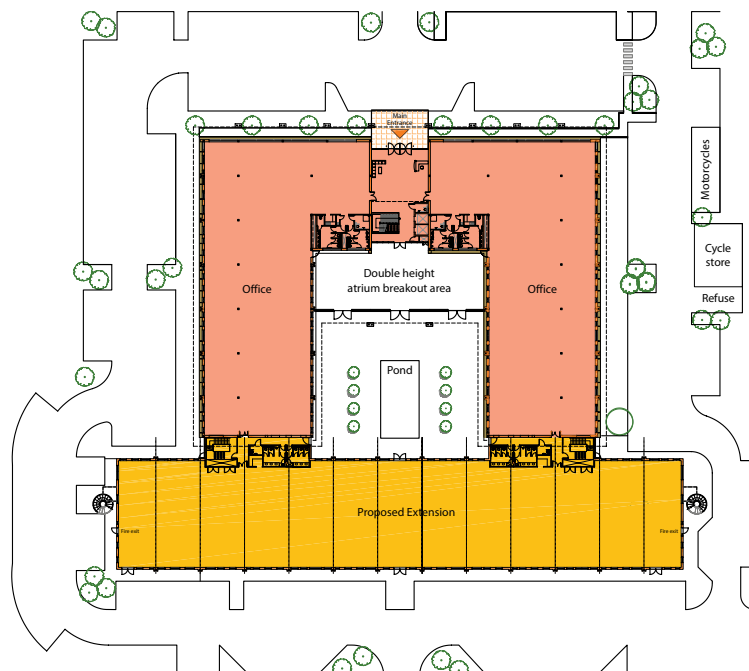


## Floor areas

First floor	sq ft
West wing	11,201
East wing	11,197
Storage	960
Ground floor	3,205
West wing	11,190
East wing	11,198
Reception	1,049
Break-out extension*	3,205
TOTAL	50,000

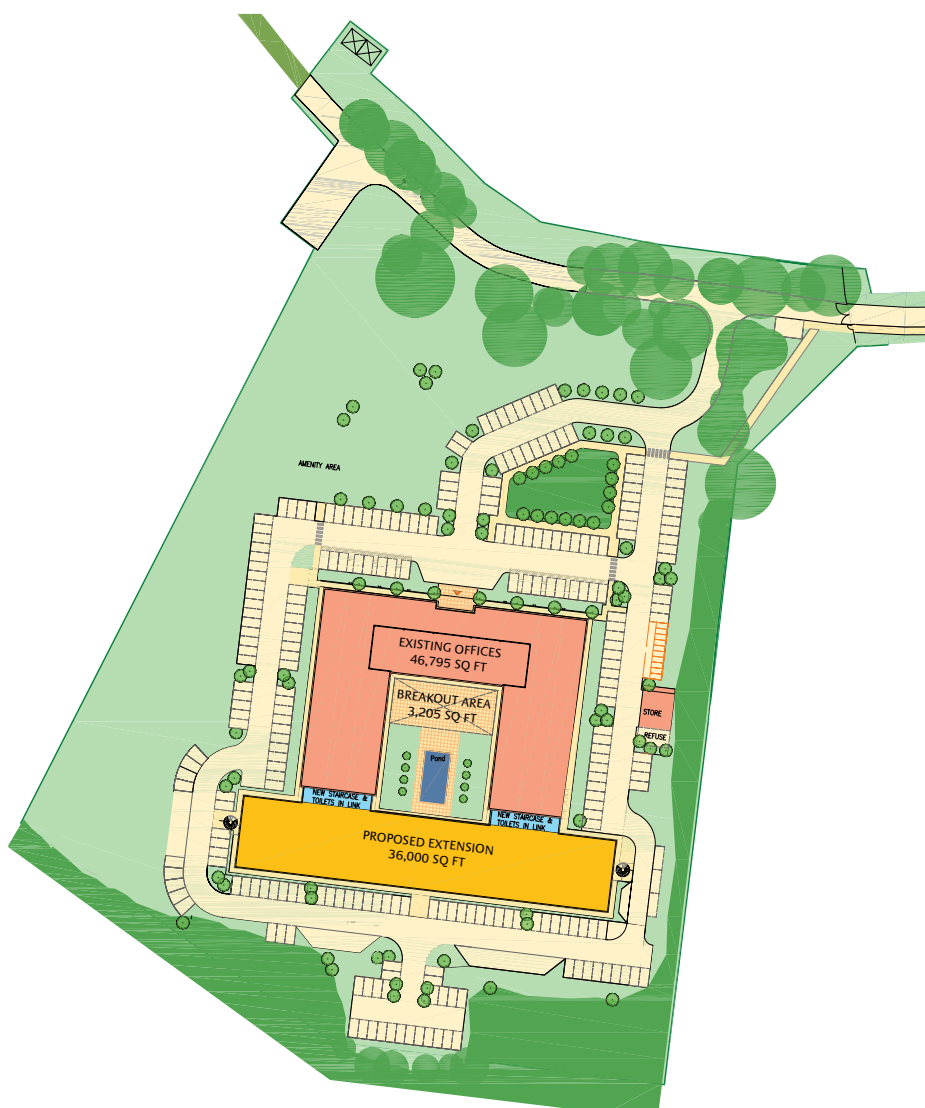
\*To be constructed

Proposed extension 36,000 sq ft  
Total potential floor area: 86,000 sq ft



Ground floor plan

Park plan



Bracknell Forest Council Planning Department has confirmed that a two-storey extension providing an additional 36,000 sq ft would receive office support subject to an Employment Impact Assessment.

In the heart of the Thames Valley, close to the M4, M3 and Heathrow Airport, Beaufort Park offers a unique opportunity to locate your business in a convenient, accessible and magnificent parkland setting.

Nearby Crowthorne and Bracknell have a full range of retail and leisure facilities including a new Waitrose by The Ring.

The Golden Retriever on Nine Mile Ride offers an excellent gastropub menu.

Leisure and sporting facilities in the area are abundant. Golfers can choose from a host of superb local courses, including East Berks in Crowthorne and Sand Martins in Finchampstead. The internationally renowned courses at Wentworth and Sunningdale are also within easy reach.

There are a number of highly regarded health and fitness clubs nearby offering gym, tennis, squash, swimming, aerobics studios and luxury spas.



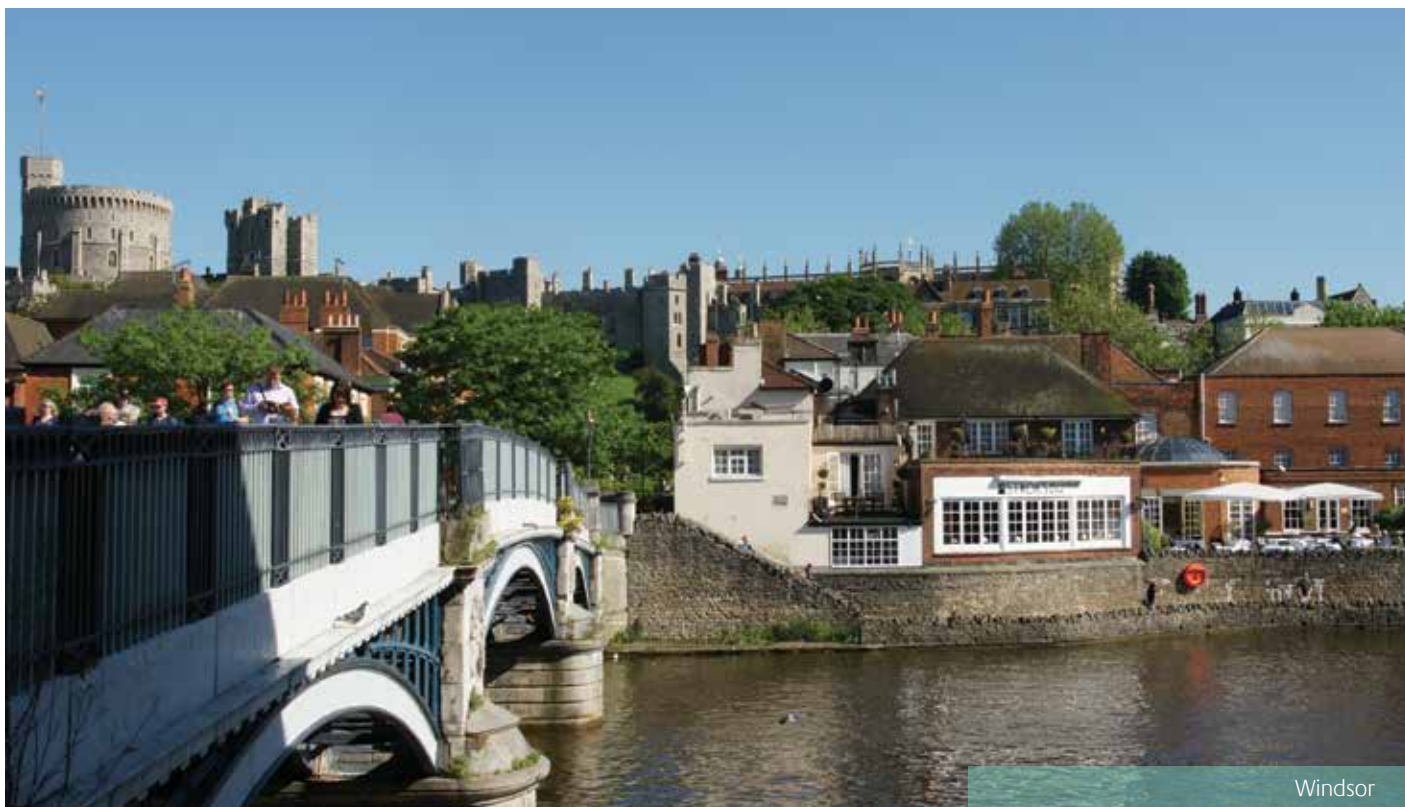
Wentworth Golf Course



Ascot



Heathrow terminal 5



Windsor





## Communications

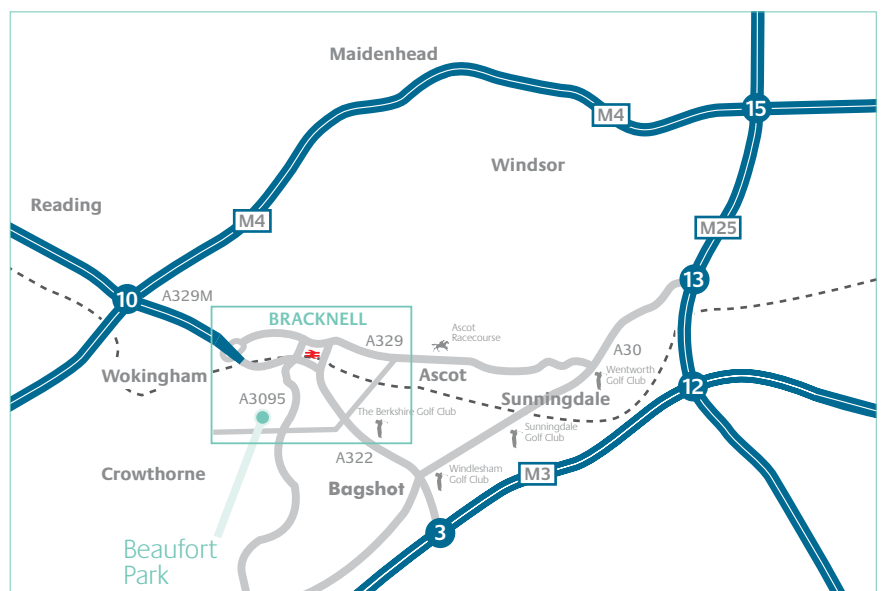
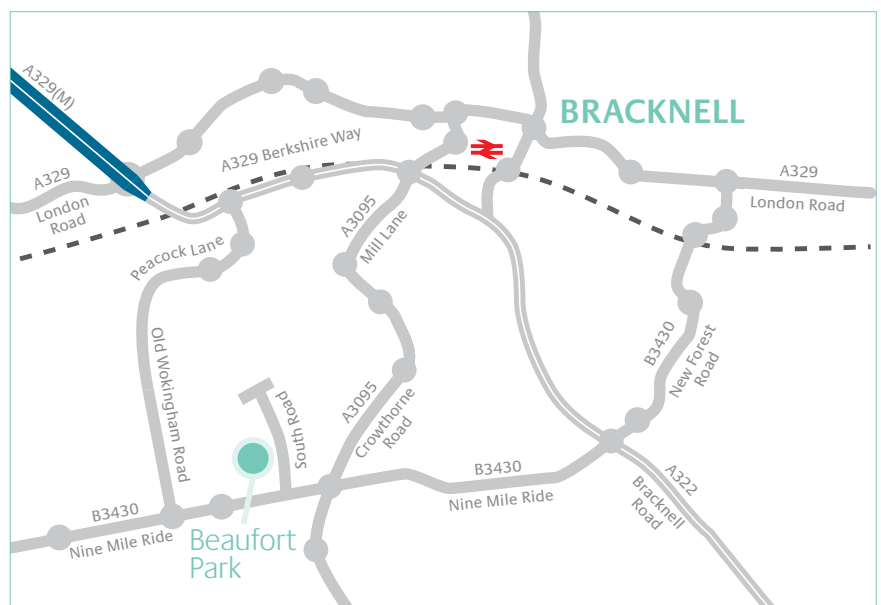
Beaufort Park is just three miles south-west of Bracknell providing dual carriageway access to the M4. The property is located off Nine Mile Ride next to the Downshire Golf Course in South Road. A new 2 metre wide footpath connects to designated cycle routes/footpaths of Southern Bracknell and the public bus routes on Nine Mile Ride.



Bracknell Station

Bracknell and Ascot Stations have a direct service into Central London (Waterloo). The city is reached within an hour by rail.

Bracknell's accessibility has made it one of the most popular locations for office occupiers within the Thames Valley. Major occupiers within the town include Hewlett Packard, Cable & Wireless, Fujitsu, BMW, Waitrose, Johnson & Johnson, 3M and Dell.



[www.beaufortparkoffices.com](http://www.beaufortparkoffices.com)



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Viewing strictly by appointment with the agents



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