

Atrium Court

THE RING, BRACKNELL RG12 1BW



HIGH QUALITY OFFICES TO BE REFURBISHED
SITUATED IN A PROMINENT LOCATION

70,791 SQ FT (6,576 SQ M) TO LET

Atrium Court

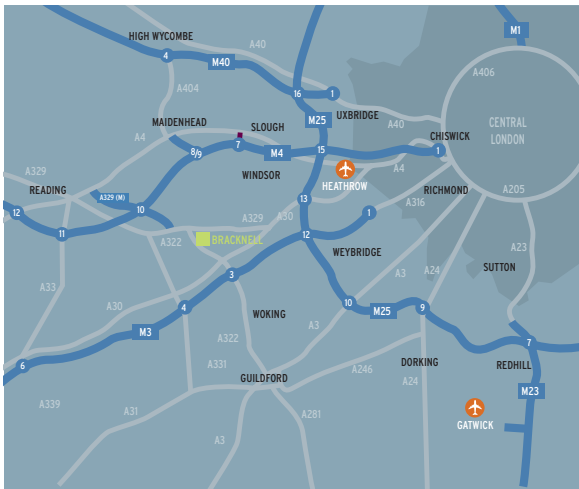
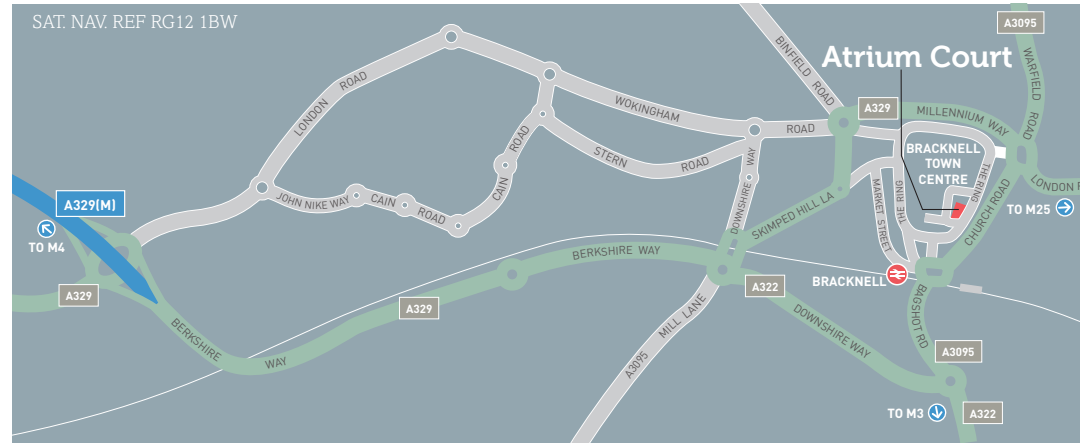
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Location

Bracknell is strategically located in the heart of the Thames Valley, 32 miles west of Central London and 11 miles to the south east of Reading.

Communications are excellent, with Bracknell situated close to both Junction 10 of the M4, via the A329(M), and Junction 3 of the M3, via the A322, providing easy access to the national motorway network via the M25.

International connectivity is excellent, with Heathrow Airport approximately 14 miles to the east, whilst Gatwick Airport is approximately 38 miles away. Bracknell is also well served by rail, with a regular service linking the town with London (approximately 60 minutes - London Waterloo), and Reading (20 minutes).



Bracknell has established itself as one of the Thames Valley's principal office centres, attracting high calibre occupiers such as Cable & Wireless, Dell, Fujitsu, Lloyds Register, Panasonic, 3M, Waitrose and Towry Law in recent years and, with an estimated office stock of 3.5 million sq. ft., is one of the best established office markets in the Thames Valley.



Indicative Photography – Fit-out excluded.

Floor Areas

Sixth	8,605 sq. ft.	799.4 sq. m.
Fifth	8,605 sq. ft.	799.4 sq. m.
Fourth	8,605 sq. ft.	799.4 sq. m.
Third	18,950 sq. ft.	1,760.5 sq. m.
Part First	7,931 sq. ft.	736.8 sq. m.
Ground	18,095 sq. ft.	1,681.1 sq. m.
Total	70,791 sq. ft.	6,576.6 sq. m.

Description

Atrium Court was completed in 1988 to a very high specification. The property comprises approximately 102,860 sq ft (9,556 sq m) of office accommodation arranged over ground and six upper floors, together with three basement car park levels. The property is of steel framed construction with bronze anodised aluminium curtain wall cladding beneath a flat roof, and incorporates a striking architectural staggered cube feature to the south eastern elevation, providing access to an attractive full height atrium and reception area.

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Specification

- 4 pipe fan coil air conditioning
- Fully accessible raised floors
- Suspended ceilings with recessed lighting
- Floor to ceiling height of 2.65 metres.
- Four 13 person wall climber lifts
- Two further 10 person passenger lifts
- Male, female & disabled toilets on each floor
- 298 car parking spaces, providing an excellent in town ratio of 1:345 sq ft

Indicative Photography – Fit-out excluded.

EPC

The property has an EPC rating of F.

Viewing

Strictly by appointment through the joint letting agents.

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