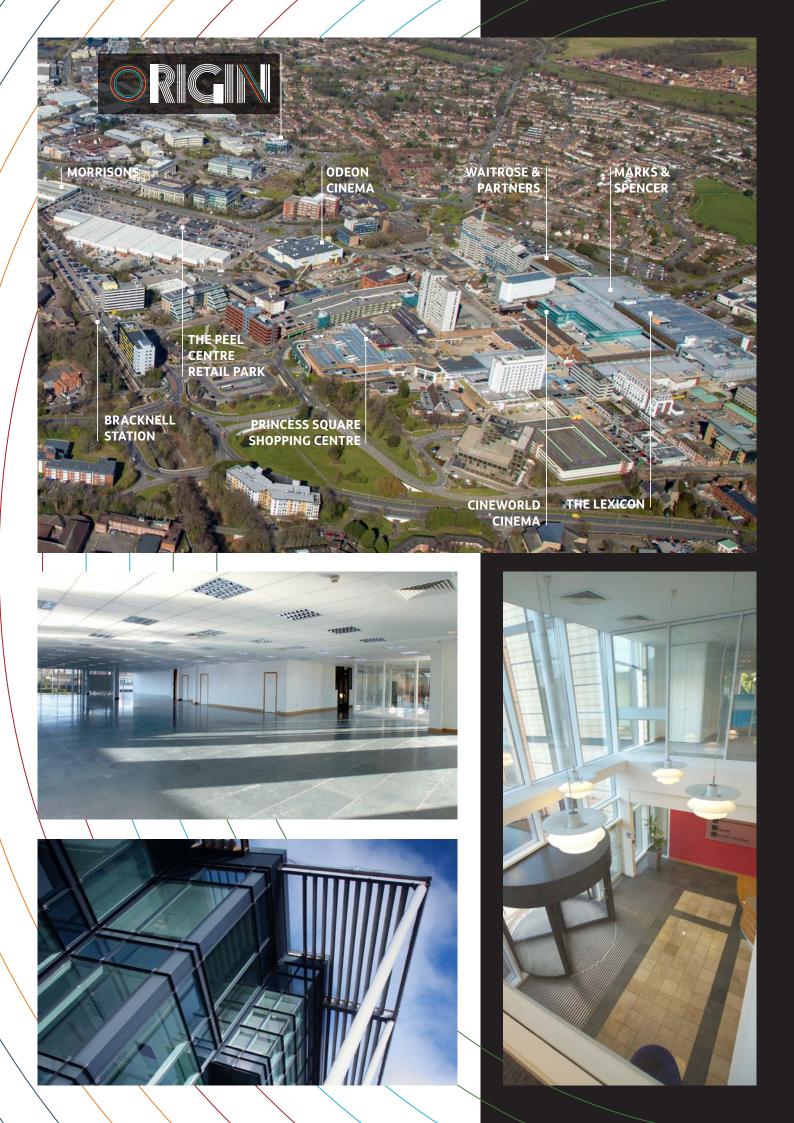


WESTERN ROAD, BRACKNELL RG12 1US

TO LET 1,658 – 10,709 SQ FT REFURBISHED OFFICE SPACE IN BRACKNELL TOWN CENTRE





DESCRIPTION

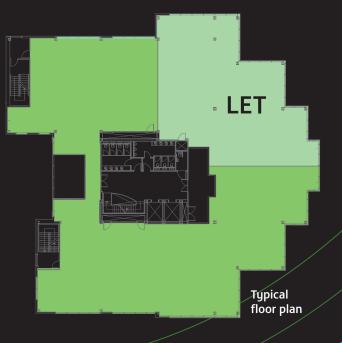
Origin is a highly specified self contained headquarters building totalling 33,859 sq ft designed to meet the needs of the modern occupier.

The building is arranged over three floors around an impressive double height atrium overlooking a secluded landscaped environment. The available accommodation is on the ground and first floors.

ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------|--------|------|
| Ground | 3,132 | 291 |
| First | 7,577 | 704 |
| TOTAL | 10,709 | 995 |

Approximate net internal areas



SPECIFICATION

- Four pipe fan coil air conditioning
- 150 mm raised floor void
- Suspended ceilings with LED lighting
- 7.5m structural grid
- 130 basement car parking spaces (1:260 sq ft net approx)
- 2 x 10 person passenger lifts
- Shower facilities



LOCATION

The M4 motorway (Junction 10) is within 5 miles via the A329(M) and the M3 (Junction 3) is approximately 6 miles away. Heathrow International Airport is approximately 30 minutes drive via the M4.

CONNECTIONS

| London Waterloo | 1 hour |
|------------------|----------|
| Heathrow Airport | 28 miles |
| M4 Motorway | 5 miles |
| M25 Motorway | 24 miles |
| M3 | 6 miles |

THE LEXICON

Origin is located within walking distance of the town centre on the main Bracknell ring road.

The Lexicon offers fabulous shopping, the very best in women's fashion and men's clothing stores, a 12 screen cinema, and many places to eat, from pizza to burgers, Italian restaurants to Japanese and pub favourites.





www.originbracknell.co.uk





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OWN CENTR

Bracknel

Station

TO THE M4 & THE WEST

OLD WC

WESTERN ROAD, BRACKNELL RG12 1US

ORIGIN