



WESTERN ROAD, BRACKNELL RG12 1US

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

ORIGIN





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.



WESTERN ROAD, BRACKNELL RG12 1US



Simon Fryer
sfryer@fryercomm.com



Andrew Baillie
abaillie@ra-re.co.uk

www.originbracknell.co.uk

These particulars were prepared in November 2018. Rare Consulting (UK) Ltd for themselves and for the vendors of the property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connections with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the properties and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact, but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regards to the accuracy of such details. No person in the employment of Rare Consulting (UK) Ltd or the Vendor has authority to make or give representation or warranty, express or implied, in relation to the property.