

A COMPREHENSIVE REFURBISHMENT  
COMPLETION Q3 2019

**13,931 SQ FT (1,292 SQ M)**  
TO LET

# LONDON HOUSE

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LONDON ROAD  
BRACKNELL RG12 2UT

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London House is undergoing a comprehensive refurbishment which is scheduled for completion Q3 2019. The building will provide self contained offices over ground and two upper floors with 51 parking spaces (1:272 sq ft).

A COMPREHENSIVE REFURBISHMENT  
CREATING A NEW IMPRESSIVE  
RECEPTION AND OFFICE  
ACCOMMODATION ONLY A SHORT  
WALK TO BRACKNELL TOWN  
CENTRE.







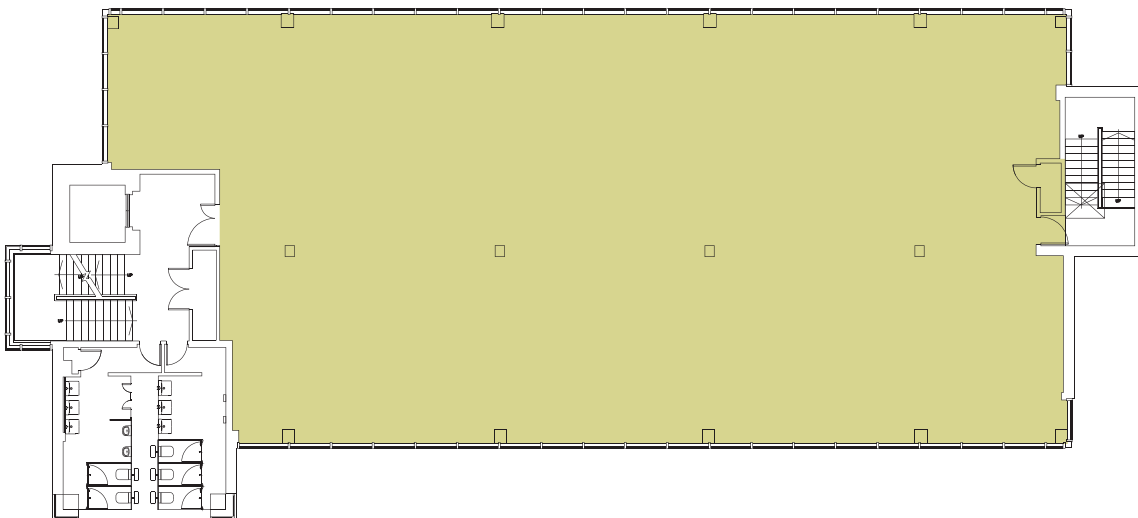
## FLOOR AREAS (NIA)

Floor	sq ft	sq m
Second	4,639	430.98
First	4,611	428.38
Ground	4,157	386.20
Reception	506	47.00
<b>Total</b>	<b>13,913</b>	<b>1,292.56</b>

## SPECIFICATION

The building is under refurbishment and will benefit from:

- New reception
- Suspended metal ceilings with LED recessed lighting
- Raised floors
- New VRF air conditioning
- New WC's
- Full height glazing to front elevation
- 51 car parking spaces (1:272 sq ft) located to the rear of the building



**TYPICAL  
FLOOR PLAN**

# LONDON HOUSE

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BRACKNELL HAS BEEN TRANSFORMED INTO AN EXCITING AND VIBRANT COMMERCIAL LEISURE AND RETAIL DESTINATION.

London House occupies a prominent location fronting London Road (A329) to the east of Bracknell town centre and within walking distance of the new Lexicon Shopping Centre which includes shops, restaurants, cafés and a 12 screen cinema.

The immediate locality comprises a mixture of residential and commercial buildings together with a Travelodge hotel, adjacent to the property.

London House is equidistant between the M4 and M3, with junction 10 of the M4 being approximately 5 miles away and the

M3 being accessed via the A322, only 7 miles away.

Bracknell railway station provides frequent and direct services to London Waterloo in a journey time of 1 hour or London Paddington can be reached via Reading. There is also a direct service to Gatwick Airport in a fastest journey time of 1 hour 30 minutes.

Major employers in the area include Panasonic, Cable & Wireless, Fujitsu, Johnson and Johnson, Dell, Waitrose, Hewlett-Packard.



## LOCAL AMENITIES

- 1 The Lexicon Shopping Centre  
150 retailers, including shops, cafés, restaurants and a 12 screen cinema
- 2 Sainsbury's
- 3 Waitrose
- 4 Marks & Spencer
- 5 The Peel Centre  
Retailers include: Next, Morrisons, New Look, Sports Direct and Odeon Cinema
- 6 The Gym
- 7 Travelodge



**VIEWING:** Strictly by appointment through the joint agents.

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