



WESTERN ROAD, BRACKNELL RG12 1RE

3,100 – 8,999 sq ft
Grade A office accommodation
in Bracknell's Western Road business district

westernpeninsula.co.uk



GRADE A SPECIFICATION

- ▲ Double height reception
- ▲ Great parking ratio
1:215 (40 spaces)
- ▲ VRF air conditioning
- ▲ New WCs and showers on all floors
- ▲ New LG7 compliant light fittings
- ▲ Full access raised floors
- ▲ New metal suspended ceiling tiles
- ▲ 11 person lift serving all floors
- ▲ EPC rating C



FINAL FLOOR REMAINING SECOND FLOOR

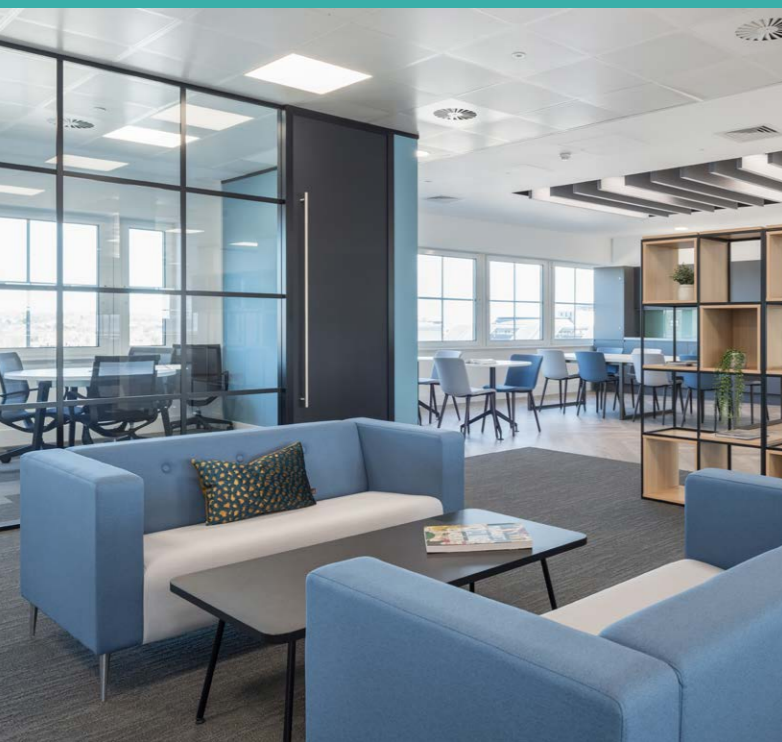


Availability	sq ft	sq m	car spaces
2	8,999	836	40
1	Let to Silva Homes		
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Total	8,999	836	40

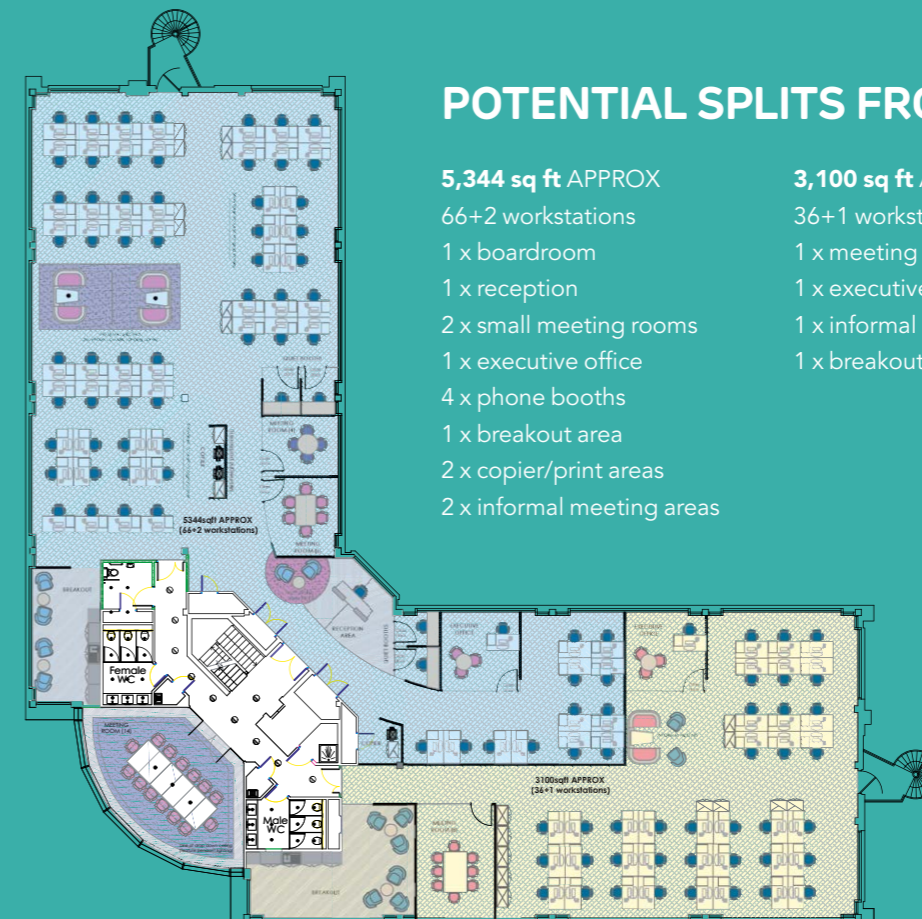
Net internal areas. Car parking ratio 1:215 sq ft

3,100 – 8,999 SQ FT OFFICE ACCOMMODATION

The Landlord can offer a fully fitted, plug and play office suite flexible to any tenants desired specification.



POTENTIAL SPLITS FROM 3,100 SQ FT



5,344 sq ft APPROX
 66+2 workstations
 1 x boardroom
 1 x reception
 2 x small meeting rooms
 1 x executive office
 4 x phone booths
 1 x breakout area
 2 x copier/print areas
 2 x informal meeting areas

3,100 sq ft APPROX
 36+1 workstations
 1 x meeting room
 1 x executive office
 1 x informal meeting area
 1 x breakout area

BRACKNELL'S WESTERN ROAD BUSINESS DISTRICT

Bracknell town centre has undergone a multi-million pound regeneration comprising new homes, shops, leisure facilities and landscaped public spaces.

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.



THE LEXICON IS ANCHORED BY WAITROSE, M&S, FENWICK, NEXT AND CINEWORLD



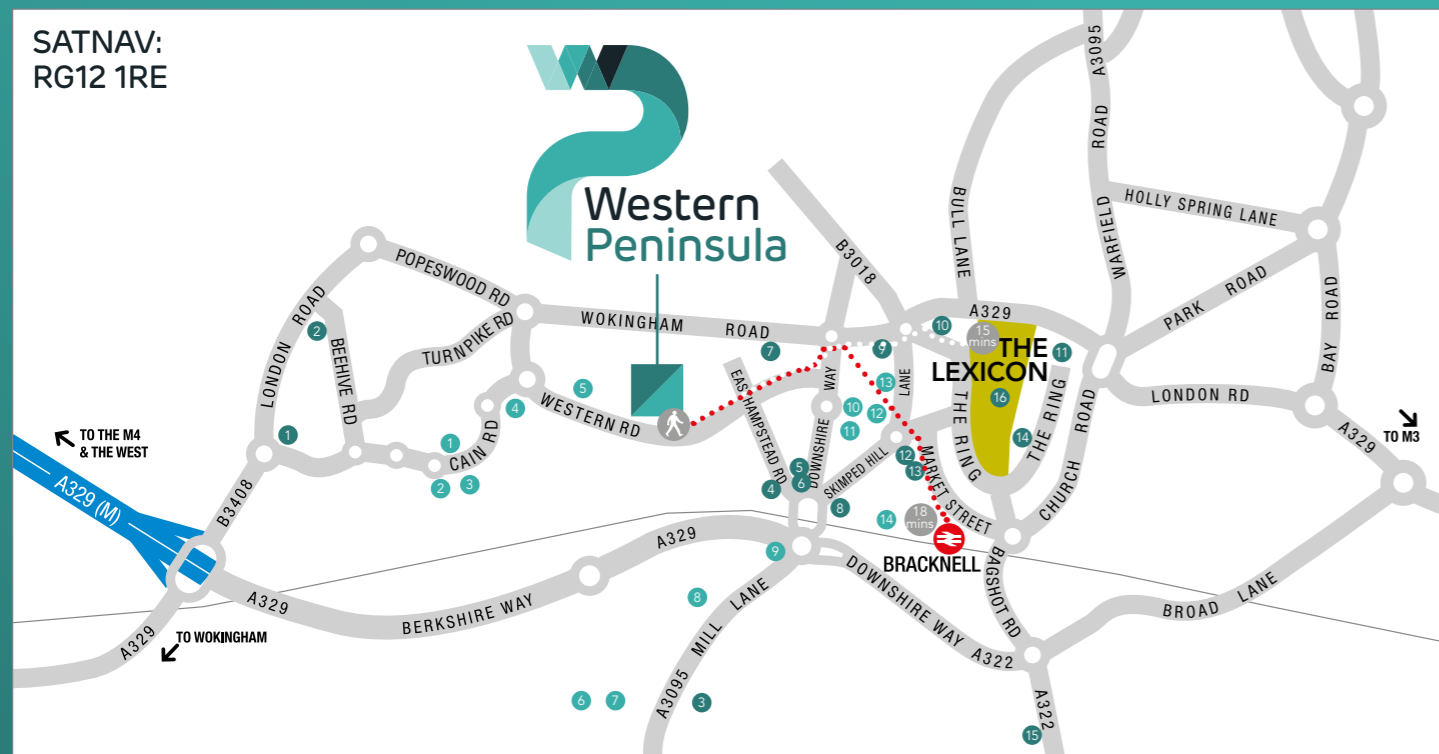
LOCAL OCCUPIERS

- ① 3M
- ② Dell
- ③ Wincor Nixdorf
- ④ Honda
- ⑤ Tilney Group
- ⑥ Fujitsu
- ⑦ Boehringer Ingelheim
- ⑧ Panasonic
- ⑨ Avnet
- ⑩ Progress Software

LEISURE

- ① Coppid Beech Hotel
- ② Travelodge
- ③ Mill Park Café
- ④ Absolutely Fitness
- ⑤ House of Fisher Apart-Hotel
- ⑥ The Gym
- ⑦ M&S Simply Food
- ⑧ Morrisons
- ⑨ Premier Inn
- ⑩ Waitrose
- ⑪ Bracknell Library
- ⑫ Hollywood Bowl
- ⑬ Odeon Cinema
- ⑭ The Grange Hotel
- ⑮ Bracknell Sports and Leisure Centre
- ⑯ The Lexicon

SATNAV:
RG12 1RE





“

We chose Western Peninsula as it offered the high quality office environment we were looking for. We have been delighted with the building which is somewhere our staff really enjoy working, so we were pleased to work with the landlord recently to extend our lease commitment further.

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