

Capitol.

Bracknell // Berkshire // RG12 8FZ

Overview

# Let's start the conversation...

Capitol Bracknell is an outstanding office campus providing refurbished office space in a reimagined working environment designed to bring your team and other like-minded tenants together. It offers excellent on-site amenities and transport connections.

The available space provides a diversity of different opportunities from space ready to be fitted through to fully fitted solutions.

The choice is yours...



10,921 sq ft of flexible Cat A space

or



4,301 sq ft & 9,892 sq ft of fully fitted space



Building exterior and main entrance



**Reception CGI**  
Capitol's reimagined reception space provides an impressive welcome to the building, and the full height atrium floods the space with natural light.

### Ground Floor Amenities CGI

The space offers flexible breakout and collaboration space with an on-site café - providing tenant with a healthy mix of drinks and food throughout the day.



Specification

# All things considered...



Impressive Refurbished reception with 24 hour access and security



Cat A or fitted workspaces



Covered bicycle storage with 30 spaces

Fully catered on-site café



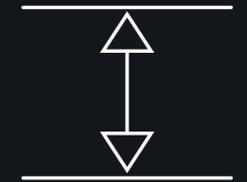
Best-in-class end of journey facilities



Breakout / collaborative spaces



2.7m floor-to-ceiling heights



Free shuttle bus to Bracknell station



Landscaped surrounding environment



VRF air conditioning



Excellent natural light

Year-round community events programme



Good IT Infrastructure - 5 Star Ewave certified



1:198 sq ft car parking ratio



ESG Conscious Landlord





collaborate

### Part 1st Floor West

The space offers 4,301 sq ft of CAT A+ workspace, perfect for those who want a vibrant working environment and to avoid some of the capital costs involved in relocating.



Space



7 person meeting room



Breakout area



Collaboration area

Kitchenette and breakout space



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Welcome area



- 1 7 person meeting room
- 2 Breakout area
- 3 Collaboration area
- 4 Kitchen / breakout
- 5 Welcome area



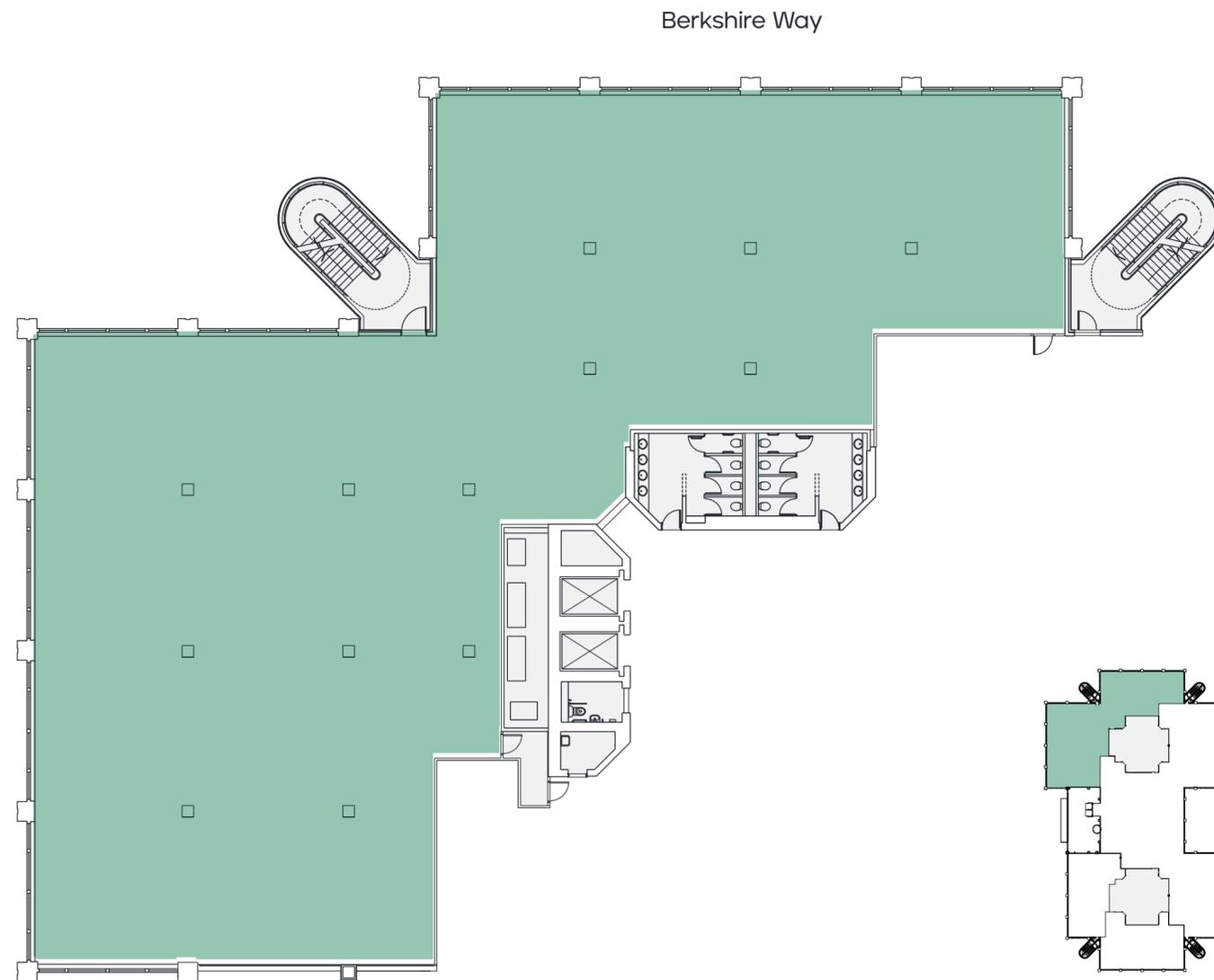
- Cat A office
- Fully fitted office
- Core

For indicative purposes only.  
Not to scale.



## Part 1st floor (North)

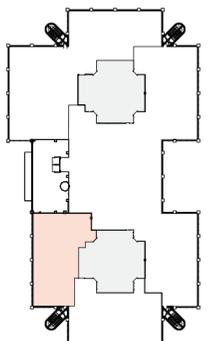
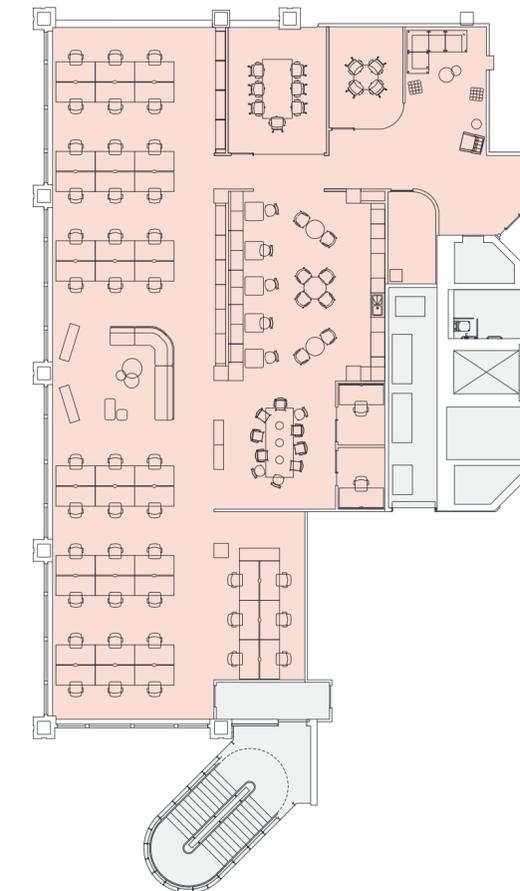
10,921 sq ft / 1014.6 sq m



## Part 1st floor (West)

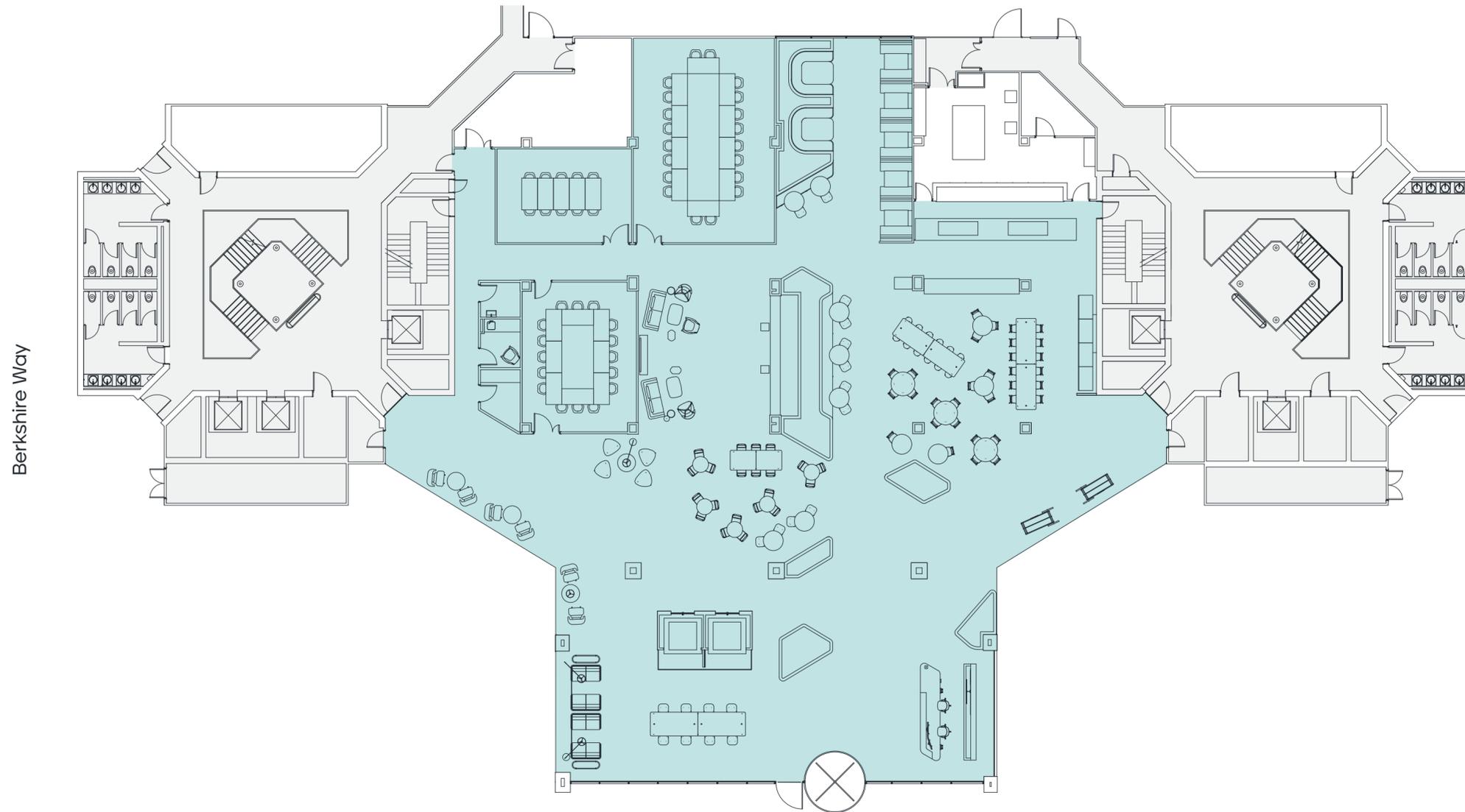
4,301 sq ft / 399.6 sq m

Open plan desk	42
7 person meeting room	1
4 person meeting room	1
Welcome area	1
Collaboration space	1
Kitchen / breakout area	1
Zoom rooms	2

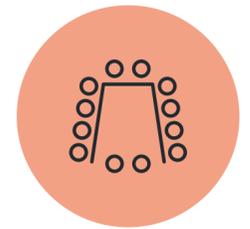




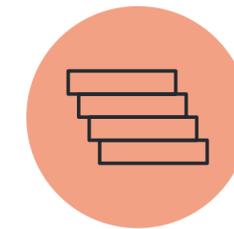
# Ground floor amenity space



Fully catered on-site café



3 x large meeting rooms



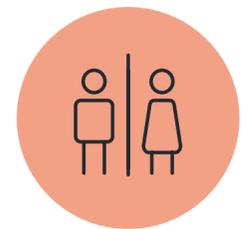
Tiered seating area



2 x Quiet rooms



4 x breakout areas



Male & female WCs



**Part 1st Floor North**  
The space offers 10,921 sq ft of CAT A workspace to make your own.



# community

# Take your pick.

Capitol's inspiring campus environment encourages collaboration and promotes productivity. The year round events programme provides a diverse mix of events, activities, get togethers and food pop-up.



Year round events calendar



## 2024 Events and highlights

### May

- No Mow May
- Mental Health Awareness Week
- Meet The Bees
- Hanging Basket Workshop
- Pop Ups

### June

- Pride Month
- Summer Celebration
- Men's Health Week
- Herb Workshop
- Pop Ups

### July

- Plastic Free July
- Wimbledon
- Olympic Games
- Pop Ups

### August

- Ice Cream Pop Up
- Pop Ups

### September

- MacMillan Coffee Morning
- World Clean Up Day
- Pop Ups

### October

- Halloween
- Mental Health Day
- Honey Harvesting
- Pop Ups

### November

- November
- Wreath Making
- Bonfire lunch
- Pop Ups

### December

- Festive Celebration
- Christmas Jumper Day

Local Amenities

# A hop, skip and a jump.

Following a recent transformation, Bracknell offers a vibrant town centre with the £240 million Lexicon centre becoming a regional destination, featuring more than 85 shops, restaurants and leisure facilities.

It includes a 12-screen Cineworld, a state-of-the-art Waitrose and retail favourites such as M&S and Fenwick, giving employees an unrivalled amenity offering in the Thames Valley.



The Lexicon



Mill Park



Local Amenities

- |                    |                    |
|--------------------|--------------------|
| 1 Fenwick          | 11 M&S             |
| 2 Fuego            | 12 Pure Gym        |
| 3 Waitrose         | 13 Odeon           |
| 4 Giggling Squid   | 14 Base Gym        |
| 5 Costa            | 15 The Gym Group   |
| 6 Cineworld        | 16 The Flying Bean |
| 7 Starbucks        | 17 Premier Inn     |
| 8 The Bull         | 18 Pizza Hut       |
| 9 Blues Smokehouse | 19 The Green Man   |
| 10 The Real Greek  | 20 Five Guys       |

Local Occupiers



Connectivity

# Completely connected.

Located in the heart of the Thames Valley, Bracknell is a great place for business. And, sitting just 33 miles west of London and 10 miles south of Reading, the area offers excellent transport connections by road, rail or air.

Capitol is strategically located providing easy access to Reading as well as the M4 (J10) and M3 (J3) for easy access to both local and national markets.



## Key travel information from Bracknell



By Rail*	Mins
Wokingham	6
Ascot	7
Staines	26
Richmond	43
London Paddington (via Reading)	62



By Car**	Distance miles
A322	1
M4 Junction 10	5
M3 Junction 3	6
Reading	10
M25 (J15)	13
Central London	33



By Car**	Distance miles
Heathrow	25
Gatwick	46
City	49
Luton	55
Stansted	83

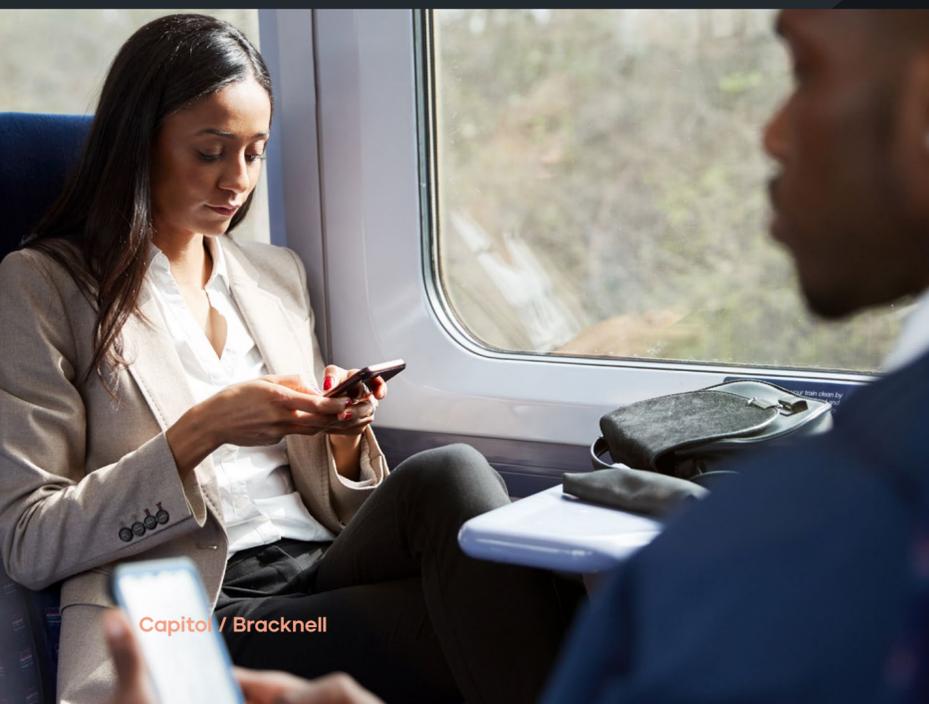
\* Rail times: nationalrail.co.uk

\*\* Road distances: Google

## Key transport hub travel times



RG12 8FZ // [diary.hobby.songs](http://diary.hobby.songs)



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Further Information

# Find out more.

## Terms

Upon application

## Viewings

Strictly through the joint sole letting agents:

**hatch**  
real estate

**Knight Frank**

**Charlie Benn**

07563 383 443  
charlie@hatch-re.com

**Andy Nixon**

07973 924 947  
andy.nixon@knightfrank.com

**Tom Fletcher**

07752 127 413  
tom@hatch-re.com

**Roddy Abram**

07899 001 028  
roddy.abram@knightfrank.com

**capitolbracknell.co.uk**

Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

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Come and see why these companies have chosen Capitol as their home:



PERFORCE