

Nº7  
ARLINGTON  
SQUARE  
WEST

BRACKNELL | RG12 1PU

# 66,600 SQ FT REFURBISHED OFFICE HQ IN THE HEART OF BRACKNELL



No.7 sits in a commanding position at the centre of Arlington Square West. This headquarter office building has been comprehensively refurbished to provide 66,600 sq ft of Grade A accommodation over 4 floors with excellent car parking, a new on-site garden café and an EPC rating of A. The new entrance canopy leads to an impressive reception area with 3 new lifts serving the upper floors. The accommodation benefits from excellent natural light. Flexible internet connectivity via Backbone means that the buildings technology can keep up with continual technological advances.



No. 7  
ARLINGTON  
SQUARE  
WEST  
BR/CX/NE/L | 19/22/19/1

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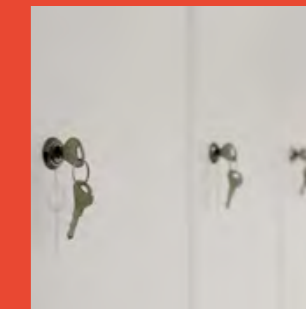
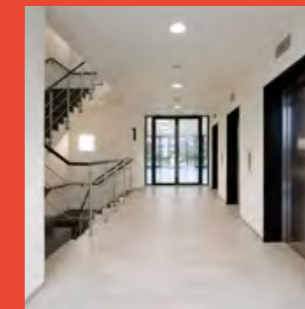
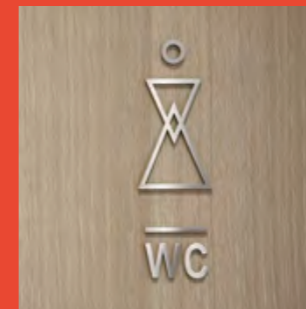
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# HIGH SPECIFICATION

No.7 Arlington Square West has undergone a comprehensive refurbishment, with specification including:

- EPC A rating
- VRF air conditioning
- Metal suspended ceilings
- 3 new passenger lifts
- Minimum of 29 cycle spaces
- 270 parking spaces (ratio of 1:225 sq ft)
- Occupational density of 1:10 sq m (1:8 achievable)
- New WCs
- LED lighting
- Lift access to roof level storage areas
- Electric car charging points
- Backbone connect internet connectivity
- New shower, locker and changing facilities
- Dedicated new area for tenant gym or studio
- New on-site garden café



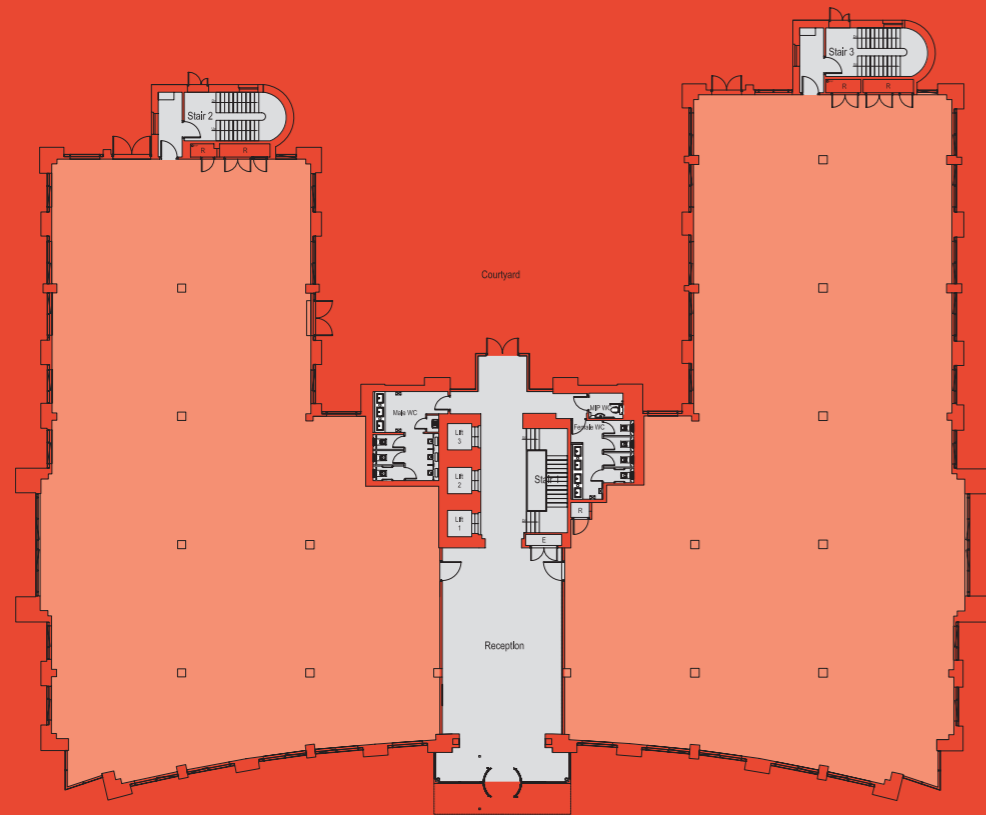


# FLOOR AREAS

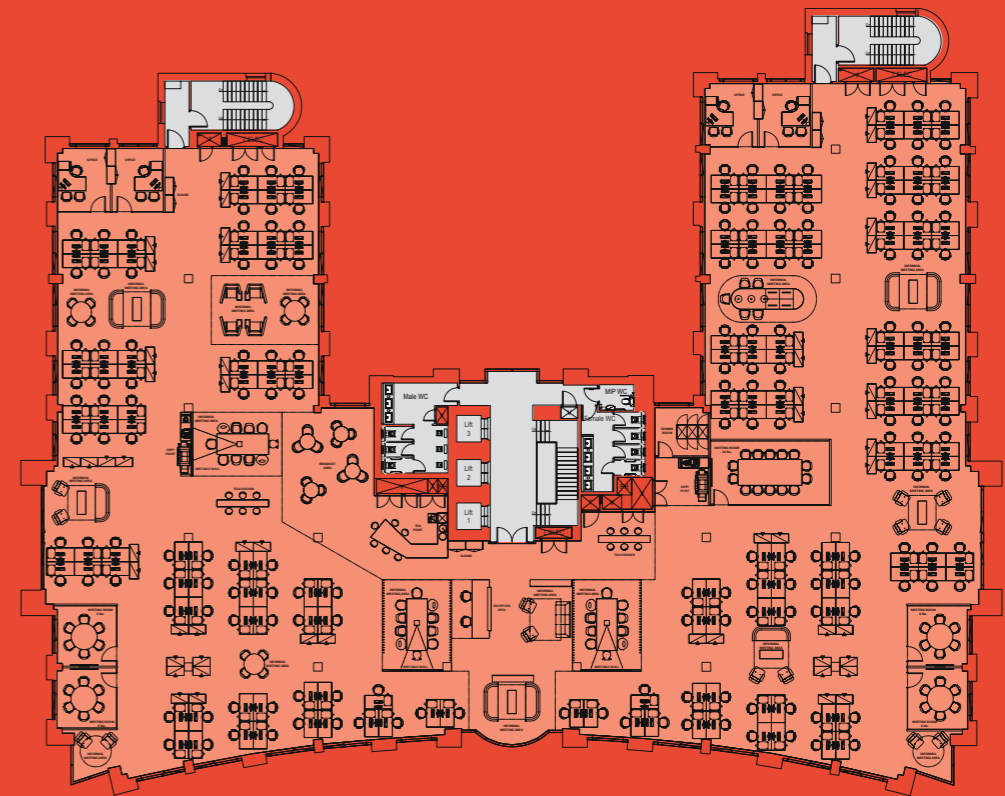
The property has the following approximate net internal floor areas:

	sq ft	sq m
Fourth Floor (Storage)	3,671	341
Third Floor	15,694	1,458
Second Floor	15,712	1,460
First Floor	15,700	1,459
Ground Floor (North)	7,770	722
Ground Floor (South)	7,217	670
Reception	848	79
<b>TOTAL</b>	<b>66,612</b>	<b>6,189</b>

## Ground Floor Plan

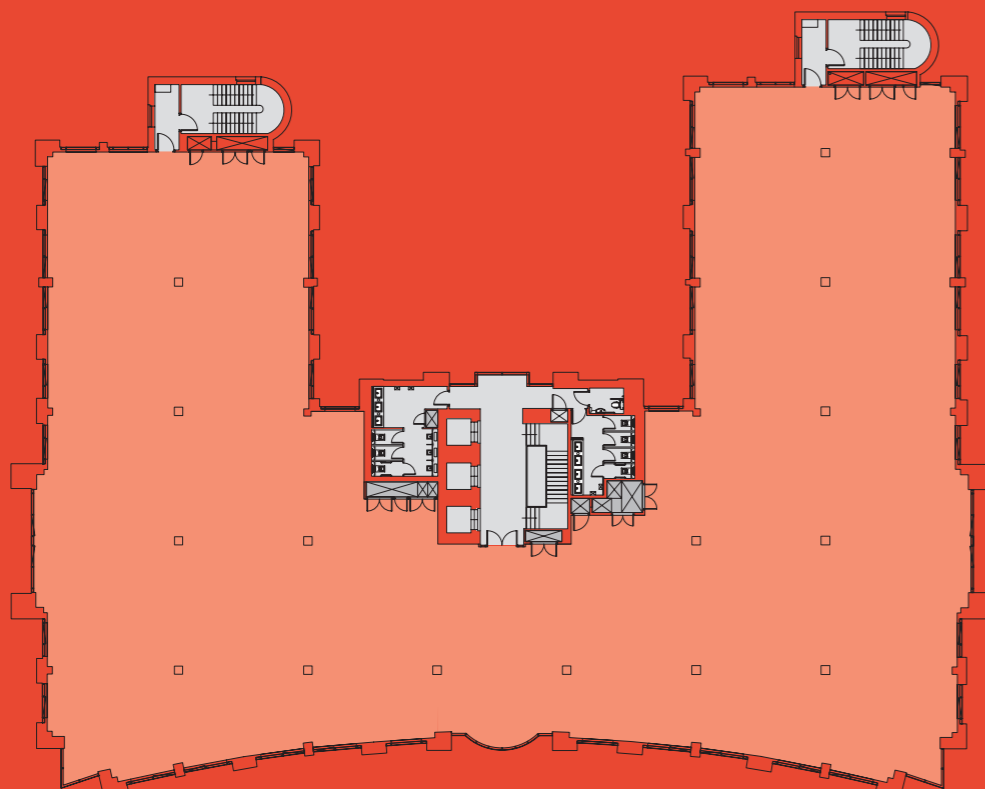


## Proposed Layout - Single Floor Occupancy



Not to scale. For indicative purposes only.

## Upper Floor Plan

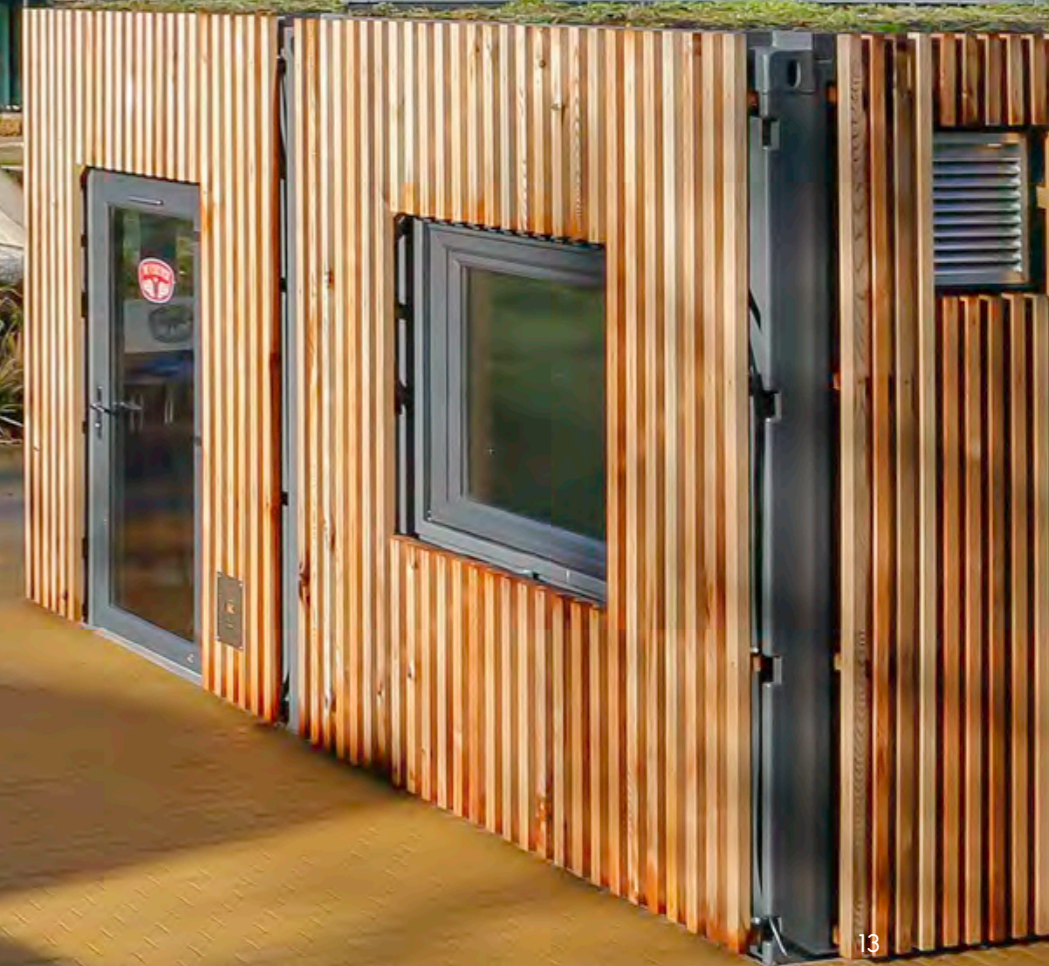


Not to scale. For indicative purposes only.

### No. Description

1	Comms room
5	Meeting rooms
1	Tea point
4	Cellular offices
2	Copy points
178	Open plan workstations
20	Informal meeting areas/booths

New on-site garden café



# A LANDMARK £240 MILLION TOWN CENTRE REGENERATION

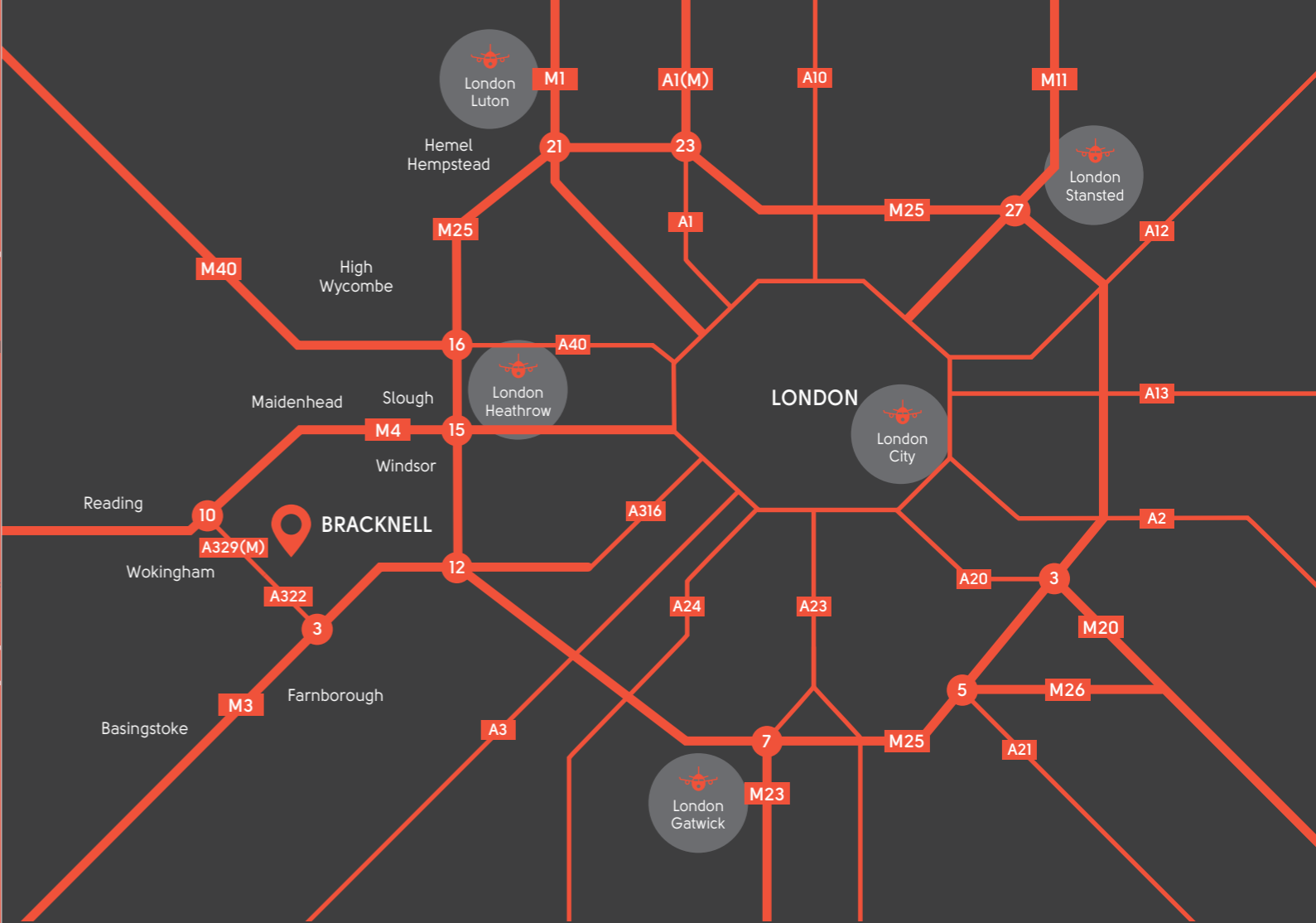
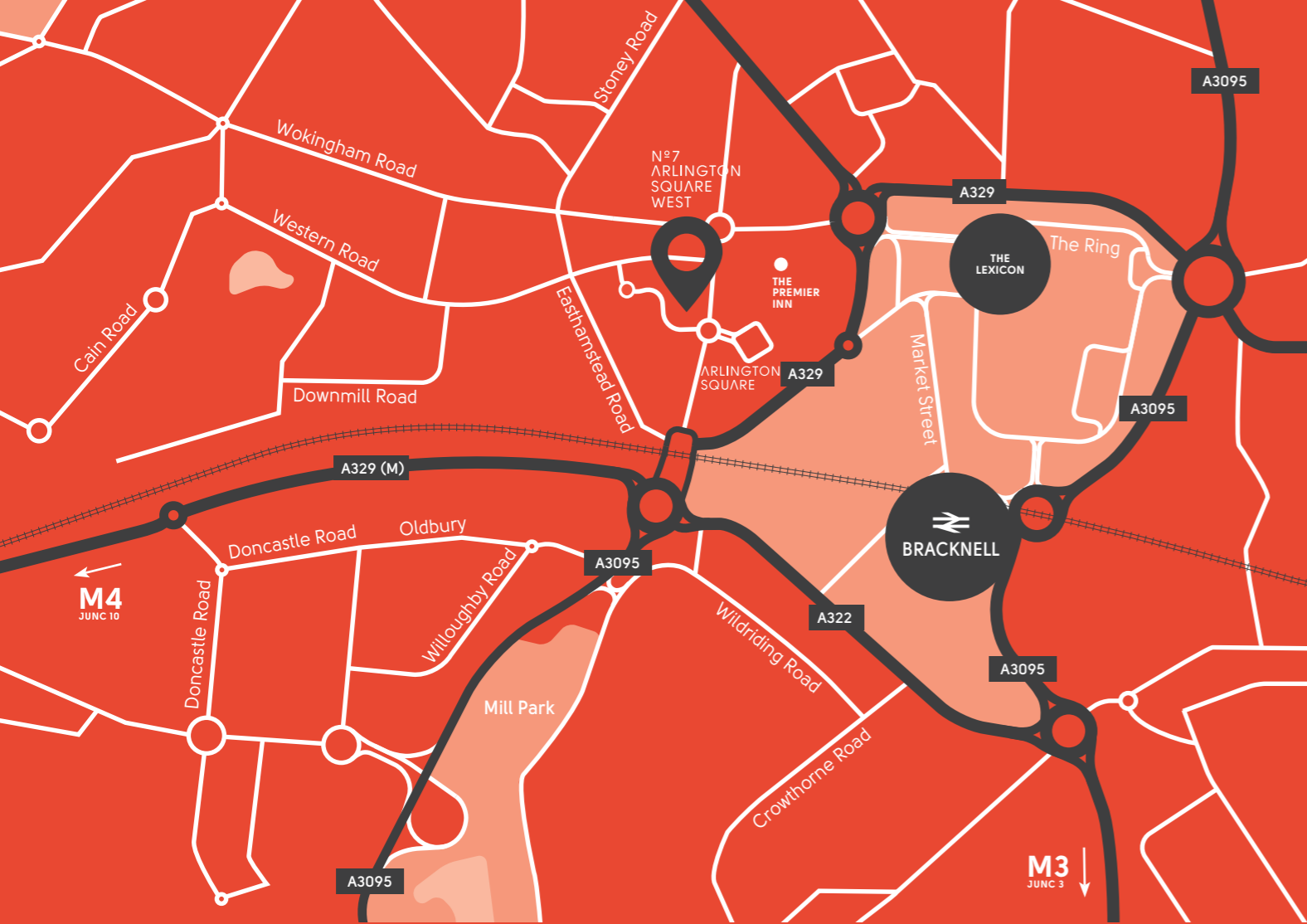
Over £240 million was invested to transform Bracknell town centre into an exciting one million square foot shopping and leisure destination, The Lexicon Bracknell.

The Lexicon represents one of the biggest town centre regenerations in the UK. In addition to 70 new shops and restaurants, there is also a new 1,300 space multi-storey car park, 12 screen Cineworld cinema and more.

The Lexicon's extensive list of retailers and restaurants are just a 10 minute walk or 5 minutes drive away from 7 Arlington Square West.







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EXCEPTIONALLY WELL-CONNECTED


ROAD		TRAIN		AIRPORTS	
M4 Junction 10	5 miles	Wokingham	6 mins	London Heathrow	17 miles
M3 Junction 3	6 miles	Winnersh	10 mins	London Gatwick	44 miles
Maidenhead	9 miles	Reading	19 mins	London Luton	51 miles
Reading	10 miles	Feltham			
Slough	12 miles	(for Heathrow)	33 mins		
Central London	32 miles	Clapham Junction	51 mins		
		Paddington (via Reading)	54 mins		
		Waterloo	62 mins		



Waitrose

  
THE LEXICON  
8 MINS

  
BRACKNELL  
TRAIN STATION  
10 MINS

  
62 MINS  
TO LONDON  
WATERLOO

  
THE PEEL  
CENTRE  
6 MINS

19 MINS  
TO READING  


Nº7  
ARLINGTON  
SQUARE  
WEST

  
Morrisons  
Since 1899



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