



5 ARLINGTON SQUARE

BRACKNELL

NEWLY REFURBISHED GRADE A OFFICES

TOWN CENTRE PARKING • BRACKNELL
OFFICES TO LET • 5,449 TO 21,047 SQ FT

5 ARLINGTON SQUARE IS SET IN AN
AWARD-WINNING ENVIRONMENT WITHIN
A SECURE BUSINESS PARK SETTING

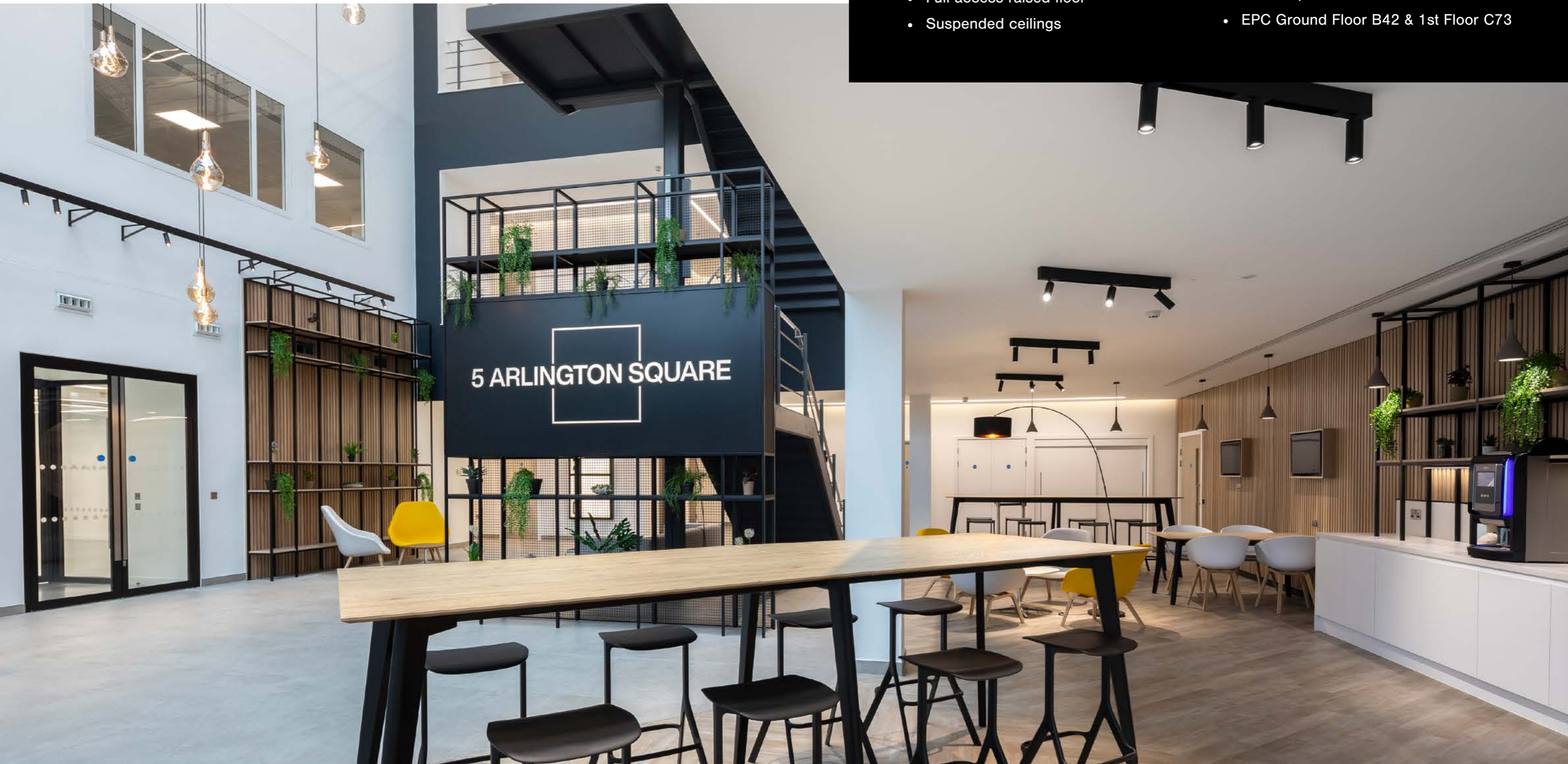
A BRAND NEW COMMUNAL SPACE

Arlington Square's 22 acre site features a communal garden with feature water fountain, walkways and an abundance of seating.

Our on-site management team provides 24 hour security, making Arlington Square one of the most secure locations in Bracknell.

Specification:

- Ground floor private terrace
- New reception and business lounge with coffee provision
- New on-site garden café
- Four pipe fan coil air conditioning
- Secure business park setting
- Full access raised floor
- Suspended ceilings
- 2750mm floor to ceiling height
- PIR sensor led lighting
- 3 x refurbished thirteen person passenger lifts
- Newly refurbished WCs
- Excellent town centre parking ratio 1:238 sq ft
- EPC Ground Floor B42 & 1st Floor C73



▲ New Reception and Business Lounge

GRADE A OFFICE SPACE JUST 8 MINUTES WALK FROM BRACKNELL STATION

5 Arlington Square has recently undergone a comprehensive refurbishment, the dramatic full height reception and business lounge has been transformed to a collaborative work space which is wi-fi enabled with breakout, meeting and touch down space supported with a coffee refreshment offering.



▲ Kitchenette on the ground floor west



▲ Open floor of the ground floor west

1ST FLOOR



GROUND FLOOR



FLOOR	SQ FT	SQ M
PART 1ST FLOOR EAST	5,449	506
PART 1ST FLOOR WEST	9,669	898
GROUND FLOOR WEST	5,929	550
TOTAL	21,047	1,955



▲ New reception entrance



▲ Reception



▲ Open floor of the first floor west

CONNECTIVITY

Bracknell is an established Thames Valley office location, situated 32 miles from Central London.

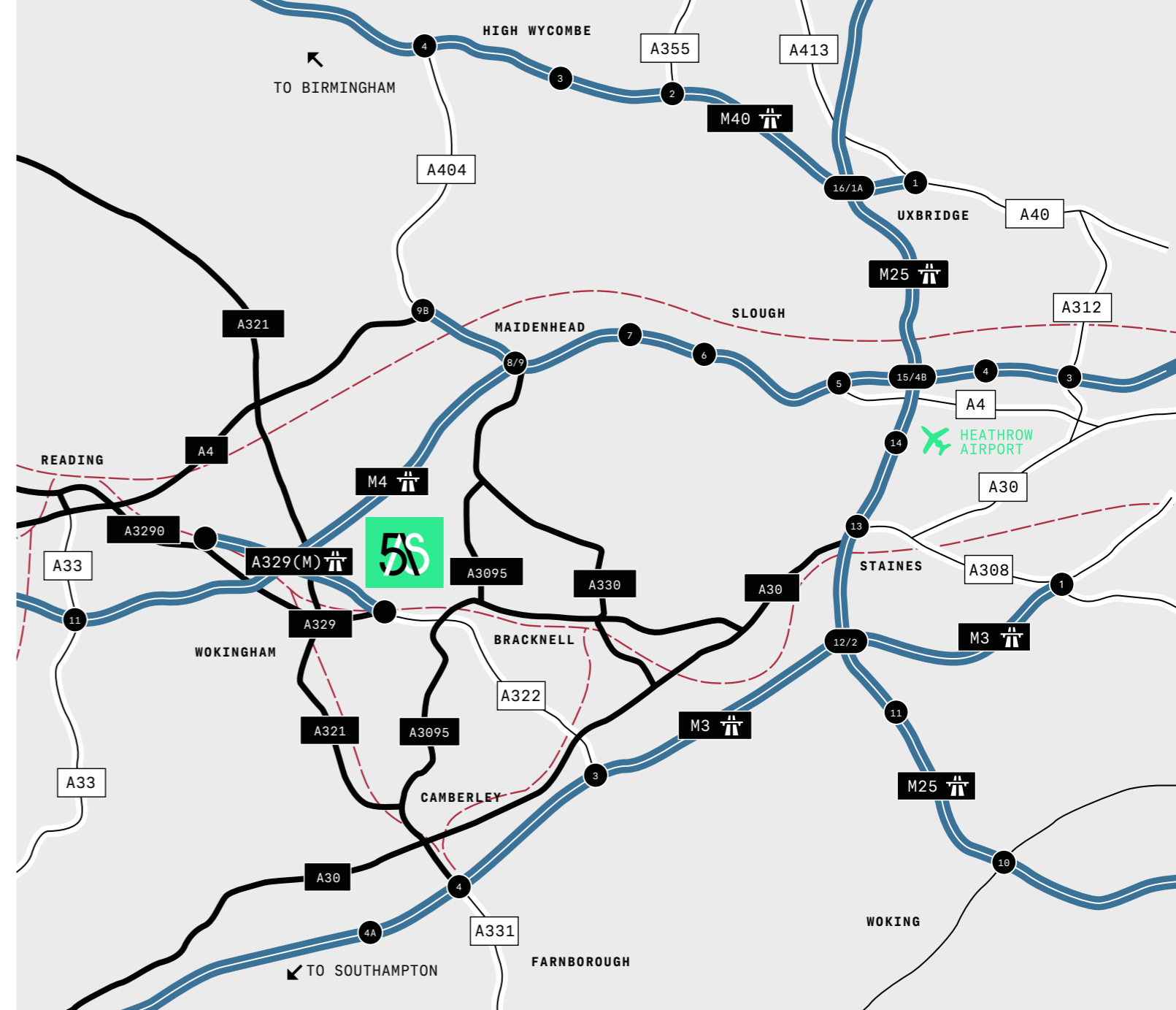
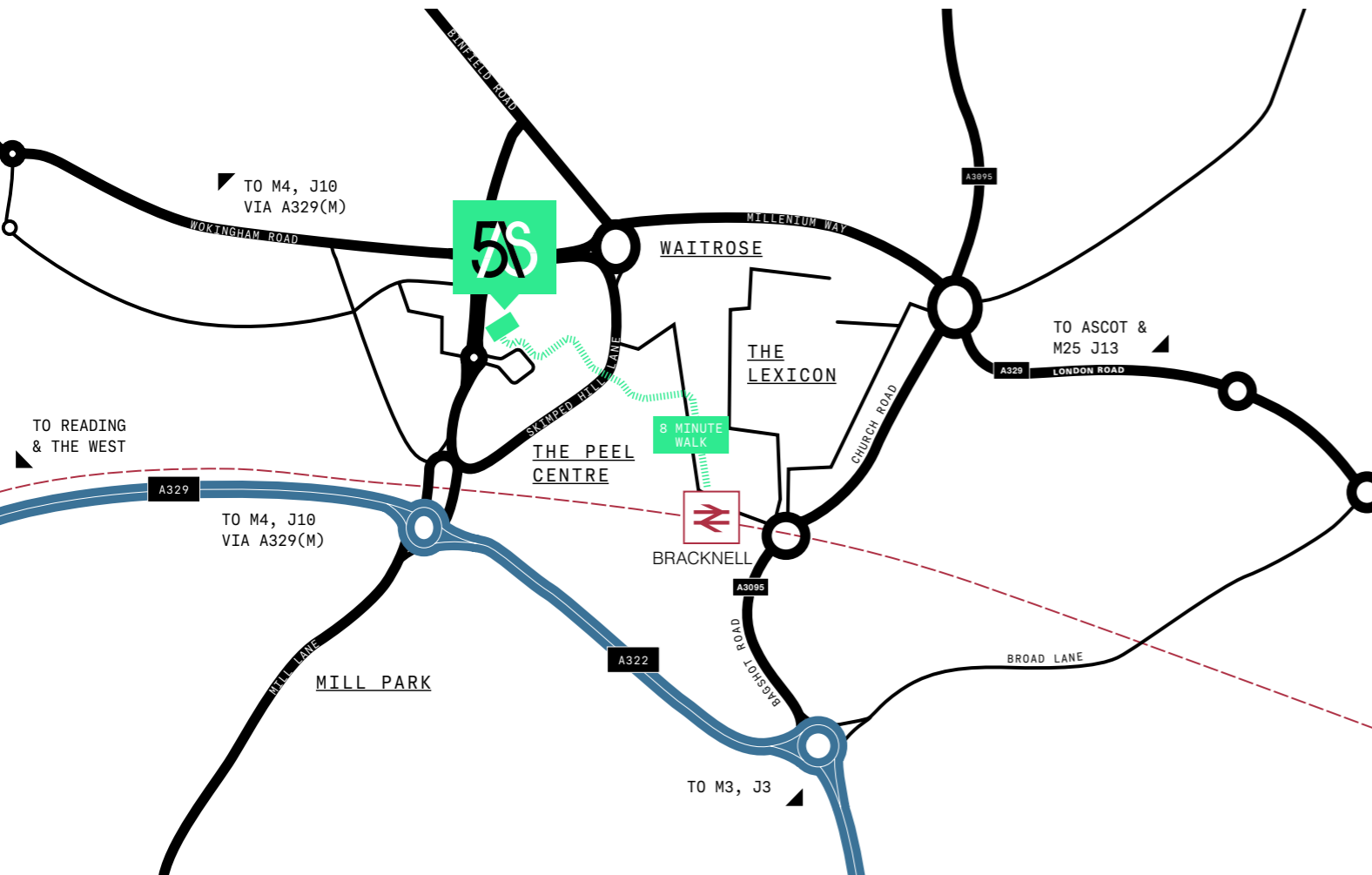
The M4 motorway (Junction 10) is within 5 miles via the A329(M) and the M3 (Junction 3) is approximately 6 miles away. Heathrow International Airport is approximately 30 minutes drive via the M4.

By rail, Bracknell mainline railway station provides a regular service to a number of destinations including London Waterloo and Reading.

The Elizabeth Line (Crossrail) will provide a direct link from Reading to Heathrow without the need to travel into Central London.

BRACKNELL IS AN ESTABLISHED THAMES VALLEY OFFICE LOCATION.

RG12 1WA



ROAD

M4 JUNCTION 10	5 MILES
M3 JUNCTION 3	6 MILES
MAIDENHEAD	9 MILES
READING	10 MILES
SLOUGH	12 MILES
CENTRAL LONDON	32 MILES

TRAIN

WOKINGHAM	6 MINS
WINNERSH	10 MINS
READING	19 MINS
FELTHAM (FOR HEATHROW)	33 MINS
CLAPHAM JUNCTION	51 MINS
PADDINGTON (VIA READING)	54 MINS
WATERLOO	62 MINS

AIRPORTS

LONDON HEATHROW	17 MILES
LONDON GATWICK	44 MILES
LONDON LUTON	51 MILES

LOCATION

Arlington Square is conveniently located in Bracknell town centre, with nearby major amenities including the Lexicon, The Peel Shopping Centre and multiple cafés, restaurants and hotels.

The nearby Beneficial House provides House of Fisher serviced apartments, an apart-hotel and Gym Group health and fitness facilities.

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 Arlington Square.

ARLINGTON SQUARE
IS CONVENIENTLY
LOCATED NEXT
TO BERKSHIRE'S
LEADING SHOPPING
DESTINATION.



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A REFURBISHMENT BY:

The logo for CCLA features the letters "CCLA" in a bold, grey, sans-serif font.

