



**WESTERN ROAD, BRACKNELL RG12 1US**

**TO LET 1,658 – 10,709 SQ FT  
REFURBISHED OFFICE SPACE  
IN BRACKNELL TOWN CENTRE**









## DESCRIPTION

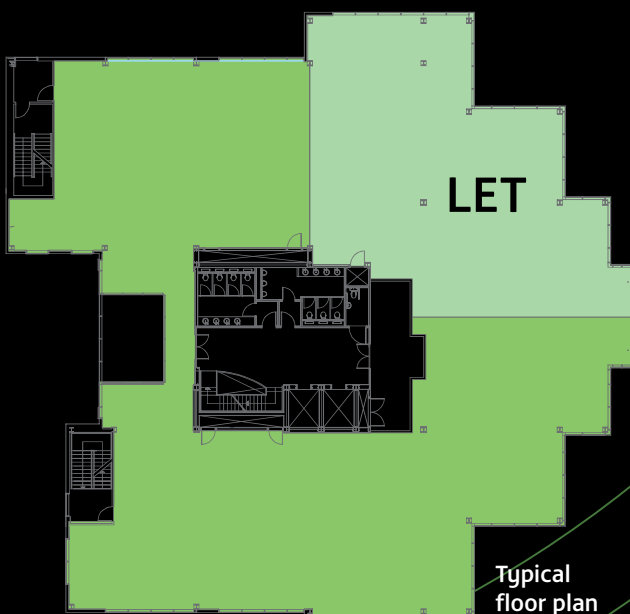
Origin is a highly specified self contained headquarters building totalling 33,859 sq ft designed to meet the needs of the modern occupier.

The building is arranged over three floors around an impressive double height atrium overlooking a secluded landscaped environment. The available accommodation is on the ground and first floors.

## ACCOMMODATION

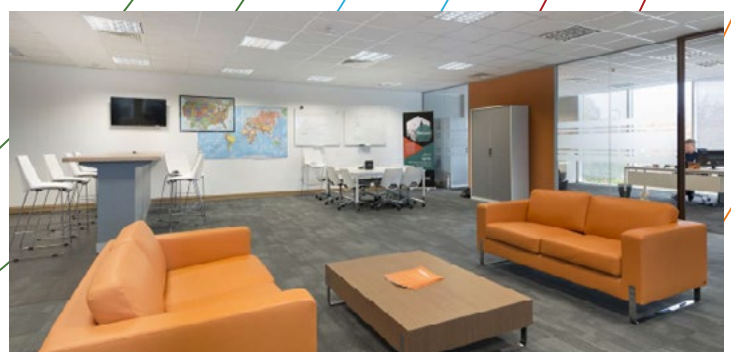
FLOOR	SQ FT	SQ M
Ground	3,132	291
First	7,577	704
<b>TOTAL</b>	<b>10,709</b>	<b>995</b>

Approximate net internal areas



## SPECIFICATION

- Four pipe fan coil air conditioning
- 150 mm raised floor void
- Suspended ceilings with LED lighting
- 7.5m structural grid
- 130 basement car parking spaces (1:260 sq ft net approx)
- 2 x 10 person passenger lifts
- Shower facilities





## LOCATION

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.

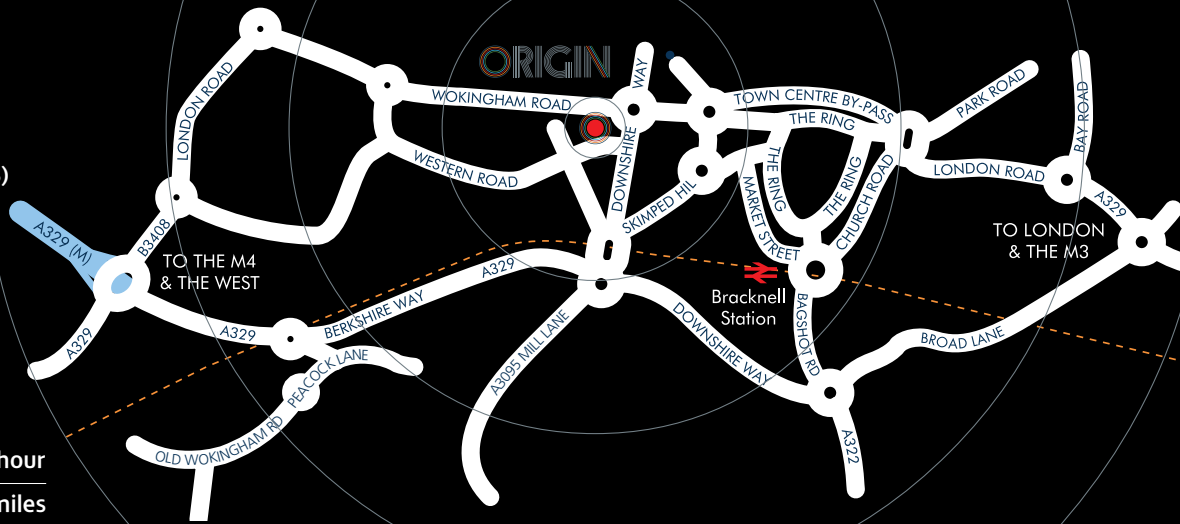
## CONNECTIONS

London Waterloo	1 hour
Heathrow Airport	28 miles
M4 Motorway	5 miles
M25 Motorway	24 miles
M3	6 miles

## THE LEXICON

Origin is located within walking distance of the town centre on the main Bracknell ring road.

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.



## WESTERN ROAD, BRACKNELL RG12 1US



Simon Fryer  
sfryer@fryercomm.com



Andy Nixon  
andy.nixon@knightfrank.com  
Will Foster  
will.foster@knightfrank.com

[www.originbracknell.co.uk](http://www.originbracknell.co.uk)

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