BRACKNELL

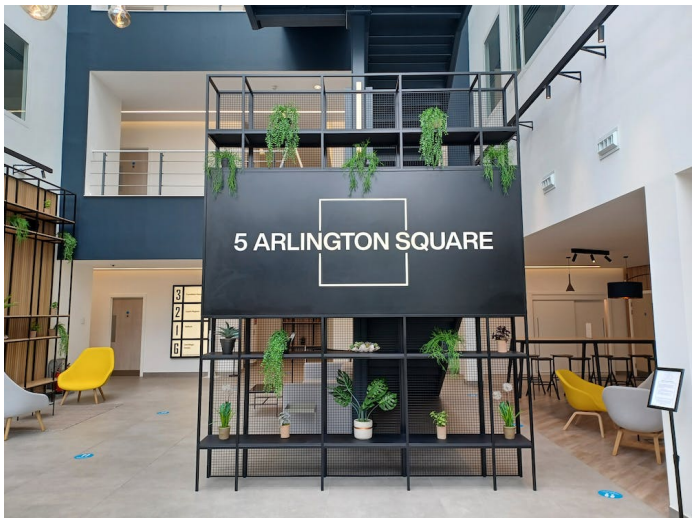
5 Arlington Square, RG12 1WA

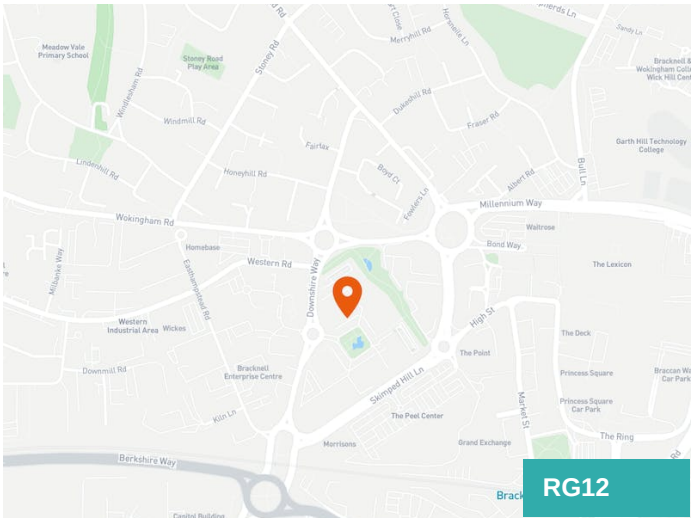
OFFICE TO LET

6,000 TO 23,857 SQ FT

- New reception and business lounge with coffee provision and wi-fi
- On-site garden cafe
- Communal garden with water fountain
- Nearby amenities including Lexicon and The Peel Shopping Centre
- On-site management team providing 24 hour security
- Excellent parking ratio 1:238 sq ft
- Fully fitted with cabling
- 3rd floor available on a sub lease or assignment until 16th October 2023 or a new lease from the Landlord

Top floor Grade A office set in an award winning environment within a secure business park.





Summary

Available Size	6,000 to 23,857 sq ft
Rent	£23.50 per sq ft
Rates Payable	£7.70 per sq ft
Service Charge	£8.06 per sq ft
EPC Rating	B

Description

5 Arlington Square has 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.

Arlington square's 22 acre site features a communal garden with feature water fountain, walkways and seating.

The 3rd floor is fully fitted and cabled with desks, chairs, kitchenette, break out / collaboration space, a large board room and meeting rooms.

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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	23,857	2,216.39	Available
Total	**23,857**	**2,216.39**	

Viewings

Strictly with sole agents Vail Williams.

Terms

A sub lease or assignment until 16th October 2023 or longer through separate negotiation.

James Newton
07393 235709
jnewton@vailwilliams.com

Guy Parkes
020 3589 0050
07788 188 874
gparkes@vailwilliams.com

Arabella Macrae
0118 909 7400
07775 862 913
amacrae@vailwilliams.c

vailwilliams.com

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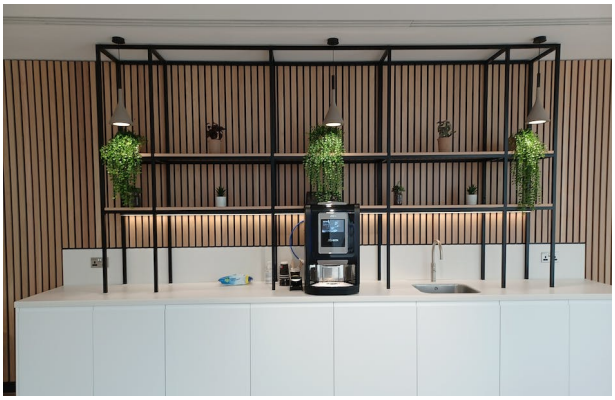
5 ARLINGTON SQUARE

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