



# MAXIS

BRACKNELL

CAT A+ fitted space

Suite A 5,524 sq ft

Suite B 4,739 sq ft

RG12 1RT

[MAXISBRACKNELL.COM](http://MAXISBRACKNELL.COM)



# MAX YOUR BUSINESS

Maxis comprises two high specification, fully glazed office buildings, providing excellent natural light and market leading sustainability credentials.



MAXYOURSPACE

MAXYOURCOMMUNITY

MAXYOURCREDENTIALS

MAXYOURBUSINESS

MAXYOURFUTURE

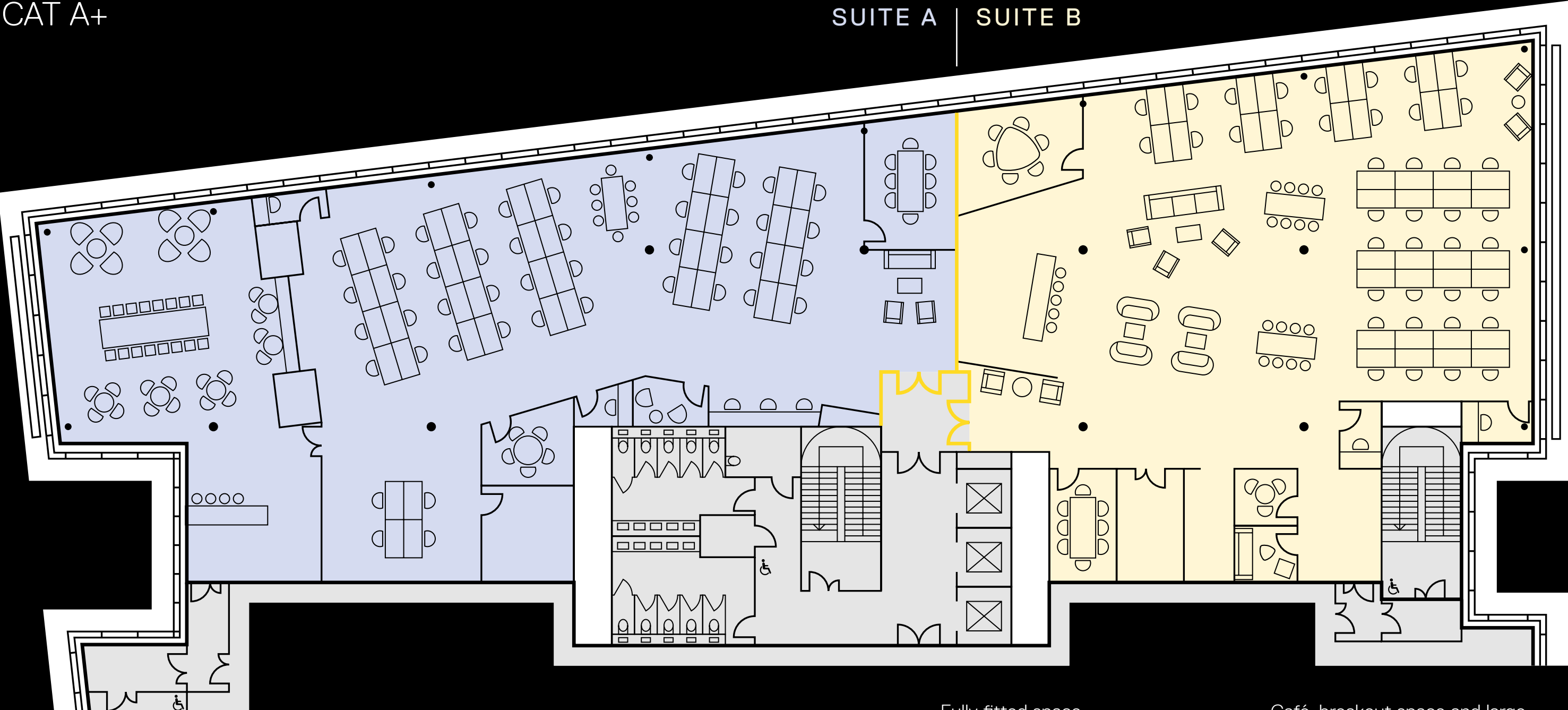


MAX YOUR SPACE >



CAT A+

SUITE A | SUITE B



Fully fitted space, ready for occupation

Café, breakout space and large welcoming reception on ground floor

Open plan office layout for collaborative working

Meeting rooms and quiet working booths

Staff breakout and dedicated hot desk areas

Floor to ceiling windows for optimum natural light

Space	Sq ft	Sq m	Desks	Parking spaces
Suite A	5,524	513	40	23
Suite B	4,739	440	40	20

End of trip shower and bike locker facilities

Concierge reception team

VRF air conditioning

Generous parking ratio of 1:198 sq ft





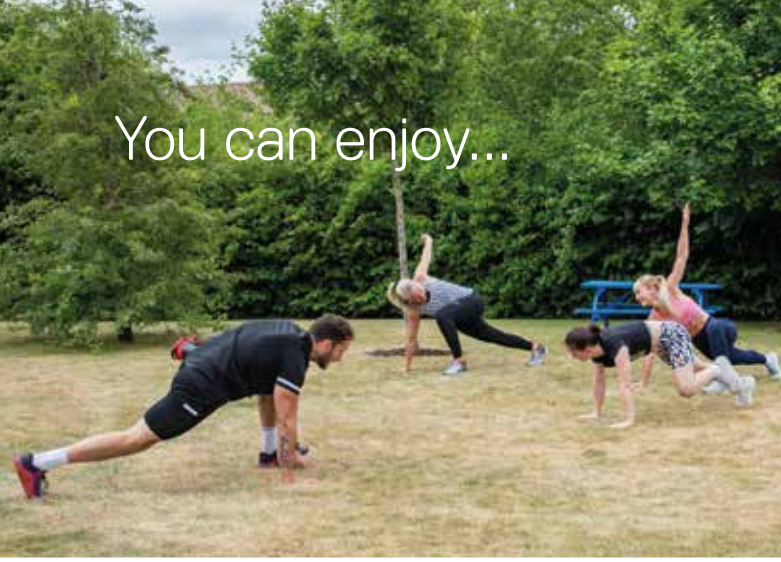




MAX YOUR COMMUNITY >



You can enjoy...



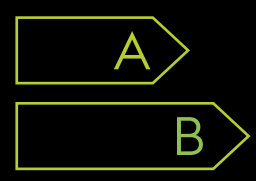
- Free BBQs
- Summer party
- Christmas market
- Christmas wreath making
- Regular food trucks
- Pop-up shops
- Weekly fitness bootcamp
- Food bank donation station
- Outside games
- Bike doctor for bike servicing
- Pumpkin carving at Halloween
- Mental health support events
- Flower and hanging basket events
- Chair massages
- Defibrillator training
- Charity gift drives



CERTIFICATION >



BREEAM In Use 'Outstanding'  
2023 target



EPC 'A'  
2023 target



ISO 14001 (Environmental  
Management System) accredited

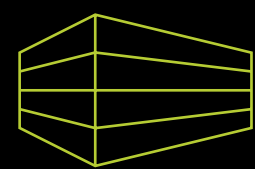
ENERGY >



100% renewable  
electricity



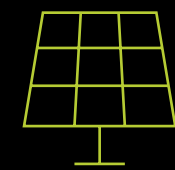
LED lighting  
throughout



Highly efficient  
mechanical plant

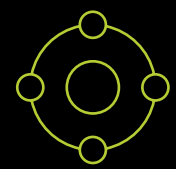


Smart  
metering

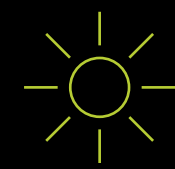


74kW of rooftop solar PV with  
further PV planned for 2024

TARGETS >



Net zero carbon by 2030  
aligned to Science Based Targets



No gas usage  
by end of 2023



MAX YOUR CREDENTIALS >





BIODIVERSITY >



Landscaping  
improvement programme



Pocket  
parks



Biodiverse  
green roofs

TRANSPORT >



Free cycle hire, changing  
and shower facilities



EV charging  
points



Free on demand taxi service to  
town centre and train station

ENVIRONMENT >



Live indoor air quality  
monitoring



No waste  
to landfill



On-site waste management  
including organic composting



Water efficient  
taps and WCs



# MAX YOUR LOCATION



Bracknell

WAITROSE  
& PARTNERS

THE LEXICON

M&S  
- FOOD -

Free on demand taxi service for  
occupiers to and from Bracknell  
town centre and train station  
6 minutes

MAXIS 1

MAXIS 2

Farley Moor  
Lake

M3 J3  
18 minutes

M4 J10  
14 minutes



Bracknell town centre is just a short distance away with a broad selection of shops, restaurants and leisure.



WAITROSE  
& PARTNERS

HOTEL  
Chocolat.

M&S

Superdrug

next

flyng tiger  
copenhagen

Fenwick

GAIL's

Morrisons

PRIMARK

Clarks

M



hollywood bowl

PANDORA

Nando's



OFFICE

W  
Waterstone's

Premier Inn

SPORTS  
DIRECT

H&M

Boots

GREGGS

COSTA  
COFFEE

FATFACE

NEW  
LOOK

FRIDAYS



GAME

cineworld





14 minutes to M4 Junction 10  
18 minutes to M3 Junction 3



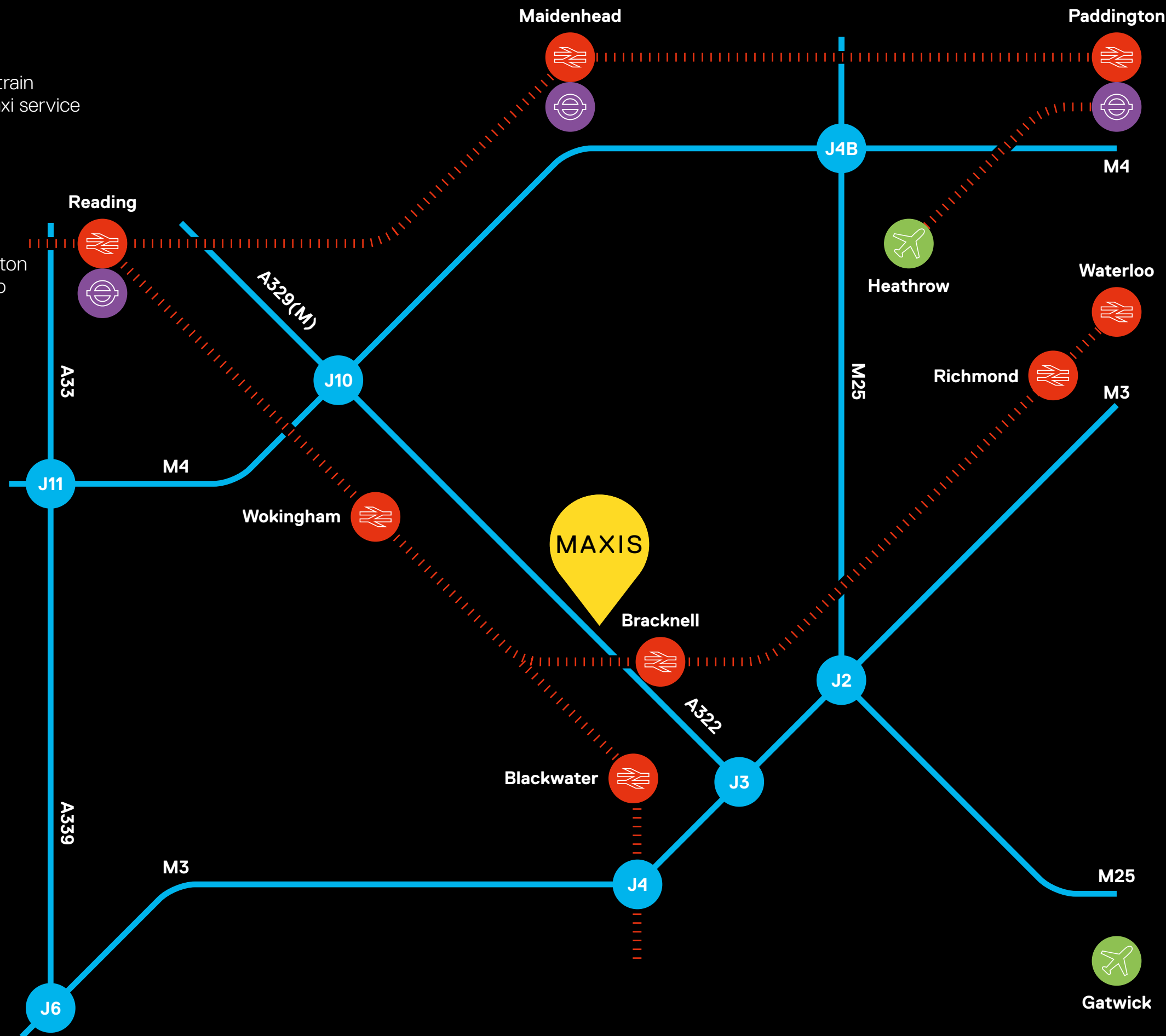
6 minutes to town centre and train station with free on demand taxi service



30 minutes drive to Heathrow  
55 minutes drive to Gatwick



53 minutes to London Paddington  
64 minutes to London Waterloo



RG12 1RT

W3W.CO///CROP.FIELDS.TRAINS





MAXYOURFUTURE>





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