



# MAXIS

BRACKNELL

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

CAT A office space  
First Floor 23,800 sq ft  
RG12 1RT



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



MAX YOUR BUSINESS



MAX YOUR SPACE

MAX YOUR COMMUNITY

MAX YOUR CREDENTIALS

MAX YOUR BUSINESS

MAX YOUR FUTURE



## Building specification



Ground floor café serving  
breakfast, lunch and snacks

Raised access floor

Floor to ceiling  
windows

Concierge  
reception team

Large welcoming reception area  
with breakout space

Suspended ceiling

VRF air conditioning

End of trip shower  
and bike locker facilities

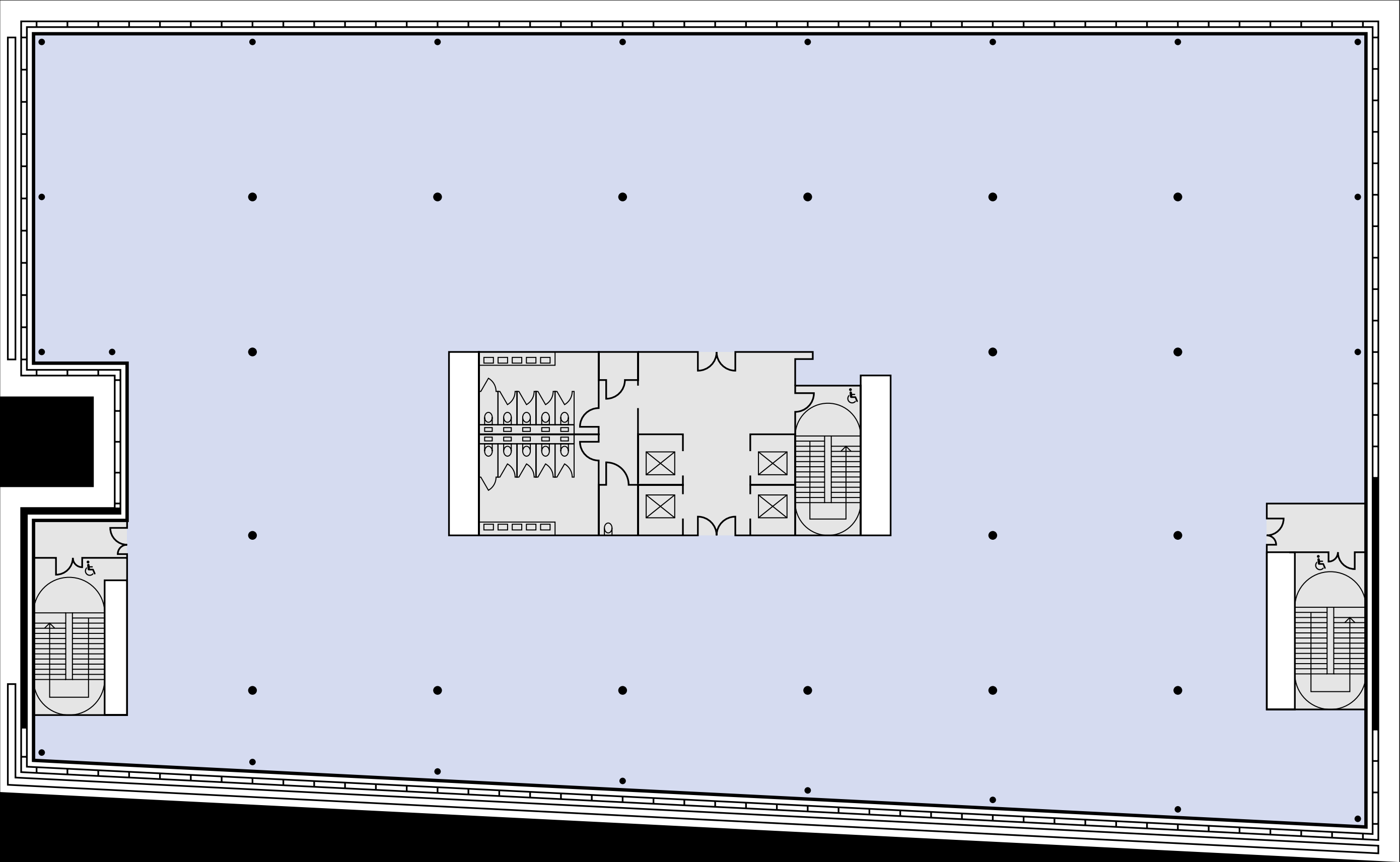
Generous parking  
ratio of 1:198





MAX YOUR SPACE ›





Space	Sq ft	Sq m	Parking spaces
First Floor	23,800	2,211	120

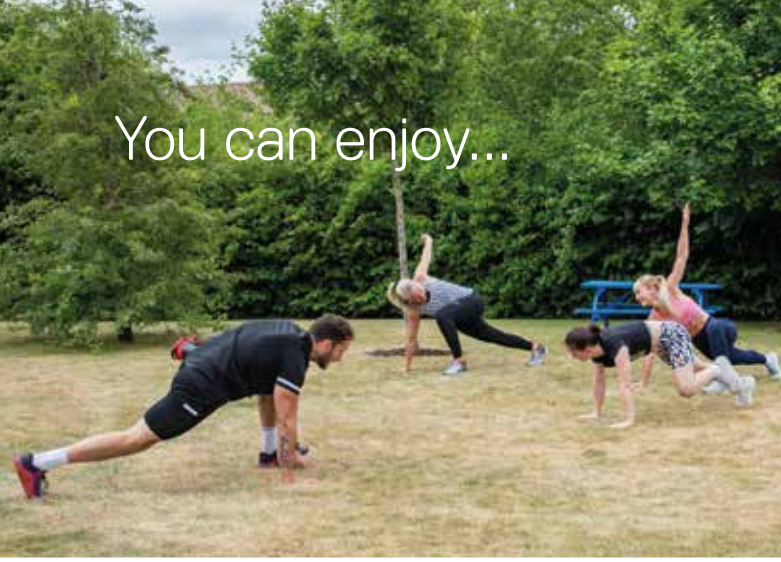




MAX YOUR COMMUNITY >



You can enjoy...



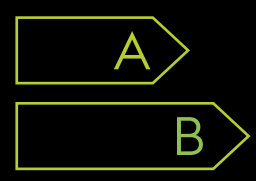
- Free BBQs
- Summer party
- Christmas market
- Christmas wreath making
- Regular food trucks
- Pop-up shops
- Weekly fitness bootcamp
- Food bank donation station
- Outside games
- Bike doctor for bike servicing
- Pumpkin carving at Halloween
- Mental health support events
- Flower and hanging basket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

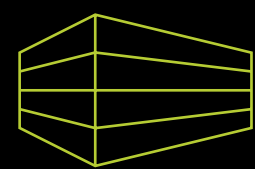
ENERGY >



100% renewable  
electricity



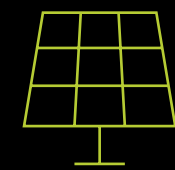
LED lighting  
throughout



Highly efficient  
mechanical plant

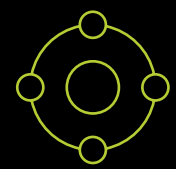


Smart  
metering

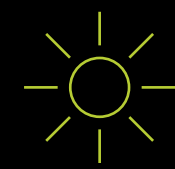


74kW of rooftop solar PV with  
further PV planned for 2024

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

flywing tiger  
copenhagen

Fenwick

GAIL's

Morrisons

PRIMARK

Clarks

M

hollywood bowl

PANDORA

Nando's

THE  
BODY  
SHOP

OFFICE

W  
Waterstone's

Premier Inn

SPORTS  
DIRECT

H&M

Boots

GREGGS

COSTA  
COFFEE

FATFACE

NEW  
LOOK

FRIDAYS

Starbucks

GAME

cineworld





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



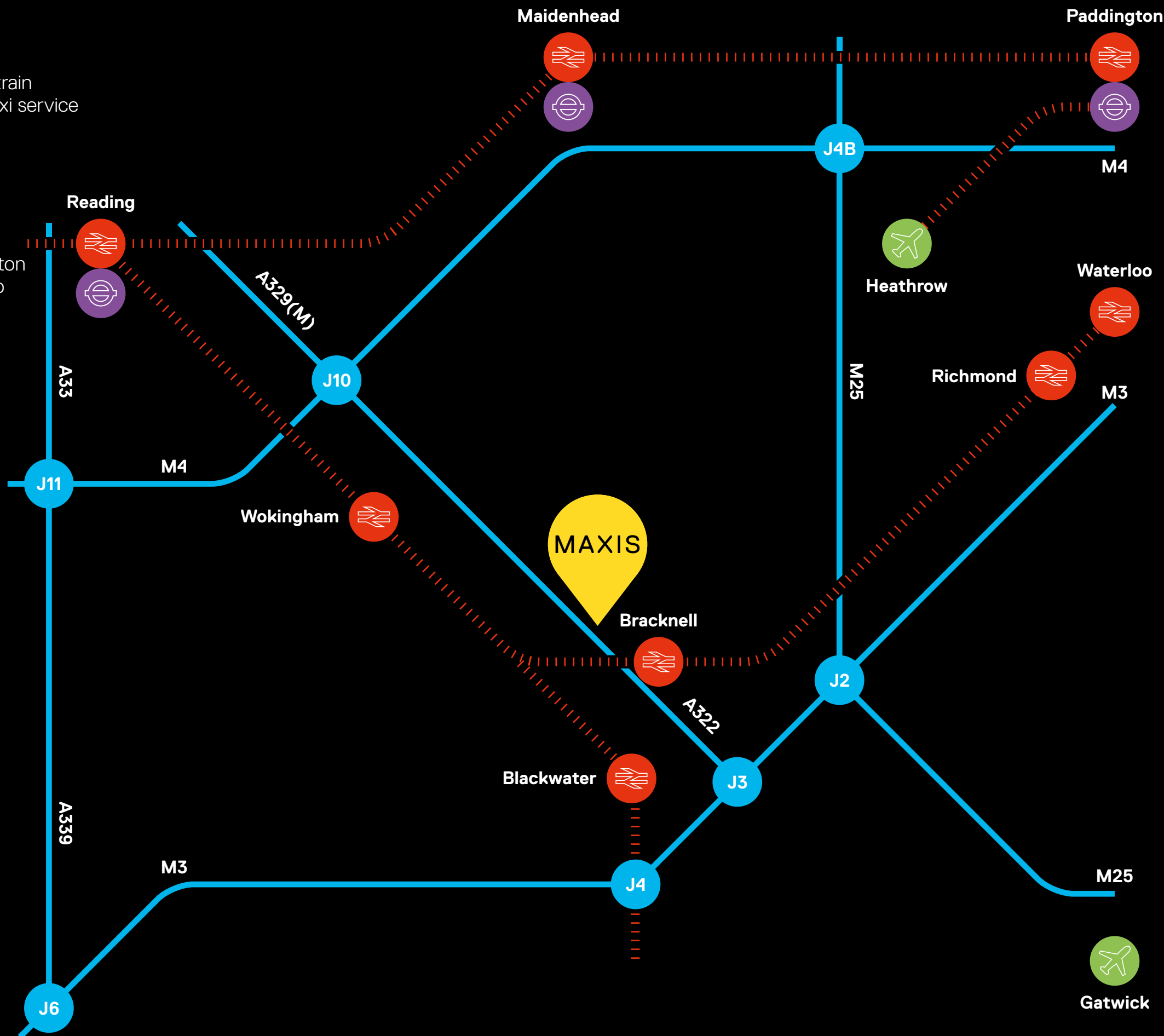
6 minutes to town centre and train station with free on demand taxi service



30 minutes drive to Heathrow  
55 minutes drive to Gatwick



53 minutes to London Paddington  
64 minutes to London Waterloo



RG12 1RT

W3W.CO///WIPED.RAFT.VIEW





MAXYOURFUTURE>





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