



Nº 7
ARLINGTON
SQUARE
WEST

BRACKNELL | RG12 1PU

66,600 SQ FT OFFICE HQ IN THE HEART OF BRACKNELL, AVAILABLE Q3 2020



No.7 sits in a commanding position at the centre of Arlington Square West. This headquarter office building is in the process of being comprehensively refurbished to provide 66,600 sq ft of Grade A accommodation over 3 floors with excellent car parking. A new entrance canopy leads to an impressive reception area with 3 new lifts serving the upper floors, where the floor-to-ceiling windows create excellent natural light. Flexible internet connectivity via Backbone means that the buildings technology can keep up with continual technological advances.







A LANDMARK £240 MILLION TOWN CENTRE REGENERATION

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 7 Arlington Square West.

Nando's fenwick PRIMARK® ☆cineworld

M&S wagamama* Waitrose Carluccio's

T.K.maxx THE FRIDAYS las IGUANAS WAITROSE
& PARTNERS

Bill's joules JACK WILLS COSTA H&M

GOURMET BURGER KITCHEN HOTEL Chocolat. CHARLES TYRWHITT flying tiger
copenhagen

Zizzi L'OCCITANE EN PROVENCE M PREZZO GREGGS

CeX PANDORA MenKind MOSS BROS. GROUP PLC ★ PRET ★

MATALAN SKECHERS Superdry. (極度乾燥(しなさい)) SUBWAY

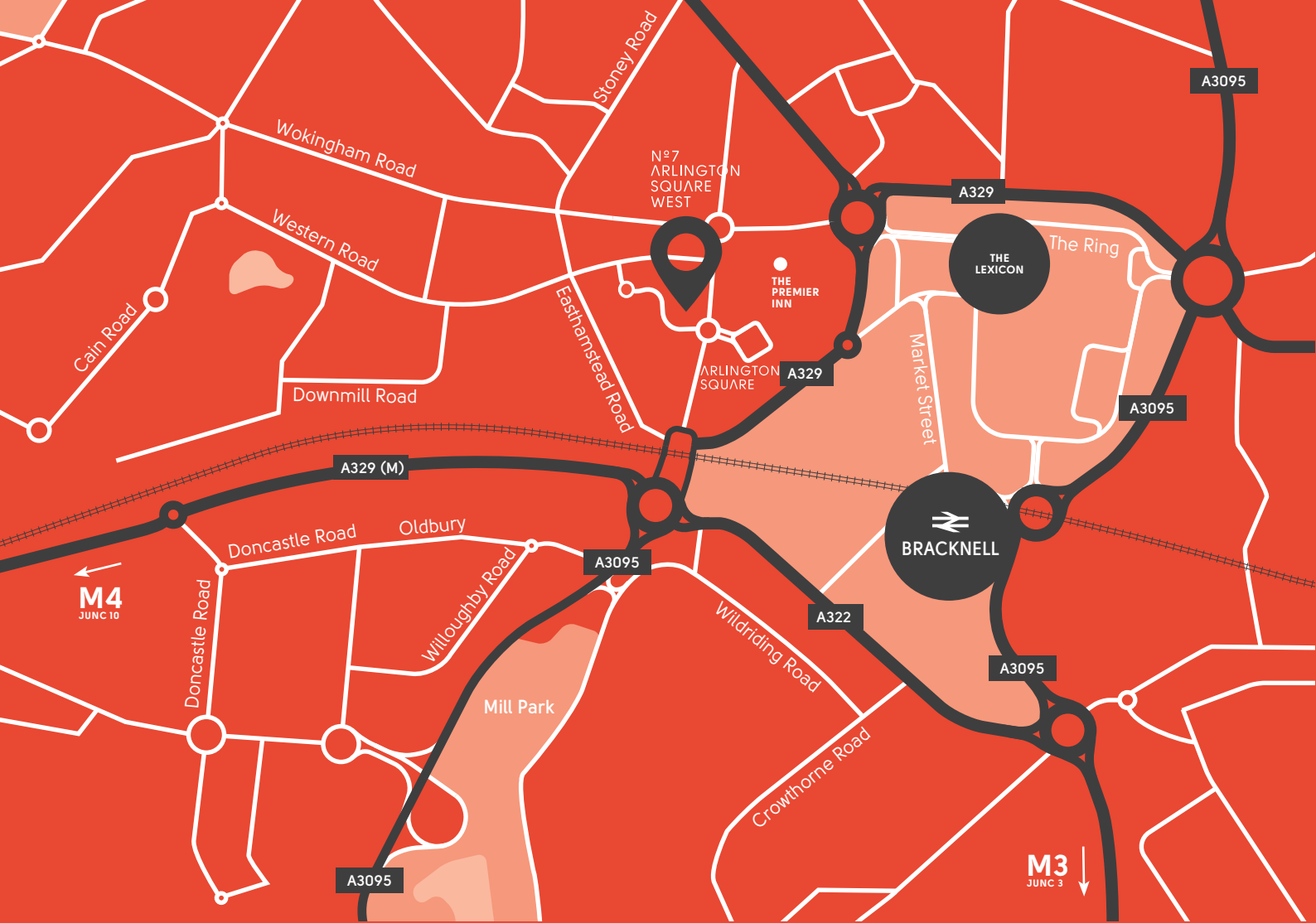
Whittard CHELSEA 1886 Starbucks PATISSERIE VALERIE Est. 1926 SWAROVSKI Waterstone's

hollywood bowl ODEON Pizza hut Morrisons
Since 1899

halfords next Poundland® NEW LOOK







3M

AVIS



FUJITSU

TechData



Honeywell

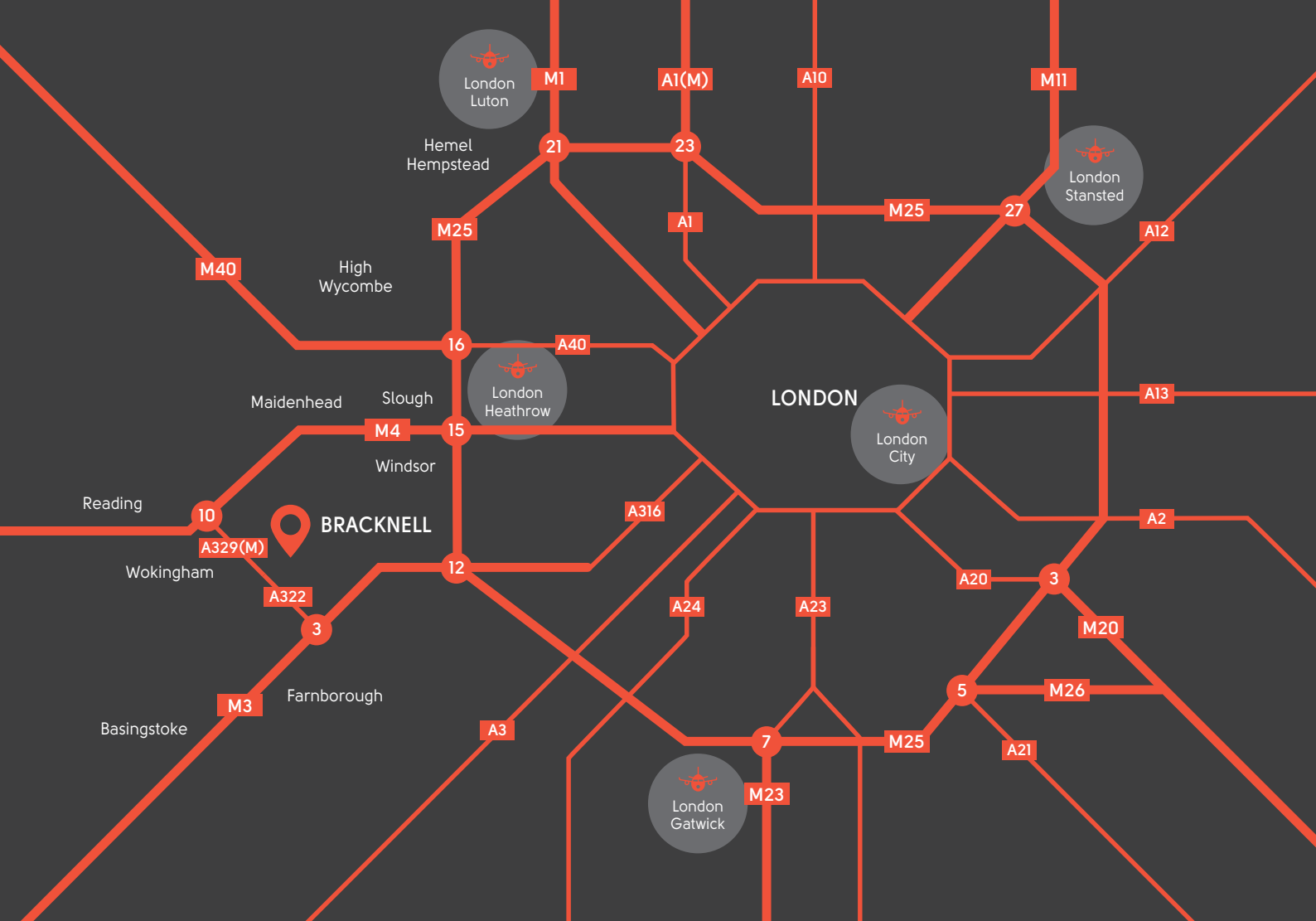


Panasonic



Waitrose

YOU'RE IN FANTASTIC COMPANY



ROAD



M4 Junction 10	14 mins
M3 Junction 3	25 mins
Maidenhead	25 mins
Reading	30 mins
Slough	30 mins
Central London	1h 30 mins

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	28 mins 20 miles
London Gatwick	56 mins 44 miles
London Luton	57 mins 55 miles

EXCEPTIONALLY WELL-CONNECTED



THE LEXICON
10 MINS



Waitrose

Nº7
ARLINGTON
SQUARE
WEST





BRACKNELL
TRAIN STATION
10 MINS



THE PEEL
CENTRE
6 MINS




Morrisons
Since 1899

HIGH SPECIFICATION

No.7 Arlington Square West is undergoing a comprehensive refurbishment and will be ready for occupation in Q3 2020

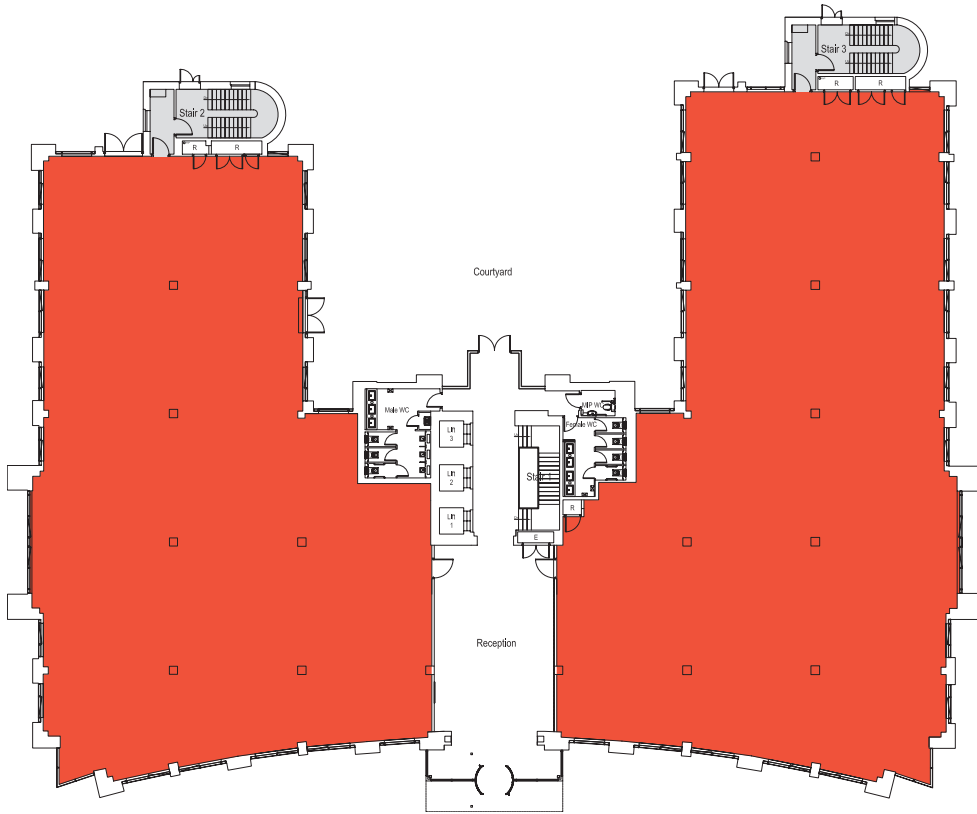
- Fully air-conditioned
- Floor-to-ceiling windows
- Metal suspended ceilings
- LED lighting
- 3 new passenger lifts
- Minimum of 29 cycle spaces
- 270 parking spaces (ratio of 1:225 sq ft)
- Occupational density of 1:10 sq m (1:8 achievable)
- New WCs
- Electric car charging points
- Target EPC B rating
- Lift access to roof level storage areas
- Backbone connect internet connectivity
- New shower, locker and changing facilities
- Dedicated new area for tenant gym or studio

FLOOR AREAS

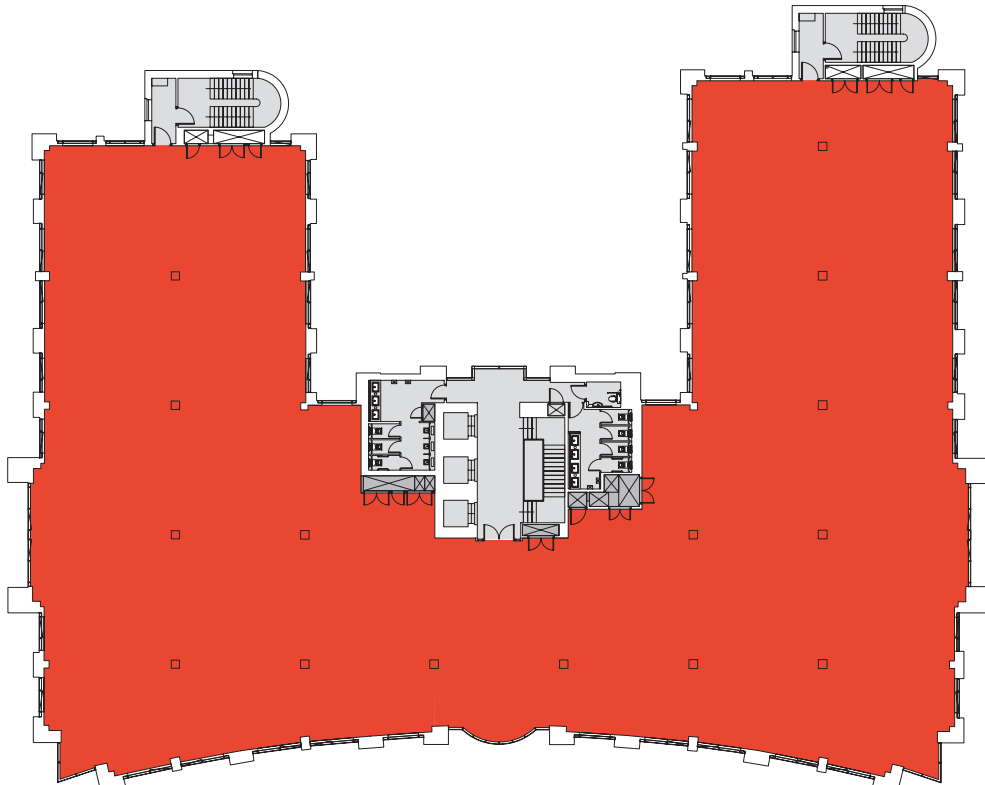
The property has the following approximate net internal floor areas:

	sq ft	sq m
Roof (Storage)	3,671	341
Third Floor	15,694	1,458
Second Floor	15,712	1,460
First Floor	15,700	1,459
Ground Floor (North)	7,770	722
Ground Floor (South)	7,217	670
Reception	848	79
TOTAL	66,612	6,189

Ground Floor



Typical Upper





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