



one

STATION SQUARE

B R A C K N E L L

RG12 1QB

5,508 sq ft available now.



one unique opportunity

- One Station Square is a prominent office building that offers a unique opportunity to do business at the heart of Bracknell - a key Thames Valley town at the beginning of an exciting new era.
- Well-connected location adjacent to Bracknell train station and a short walk from the newly redeveloped town centre
- Ideally positioned to benefit from Bracknell's £240 million regeneration scheme
- Recently refurbished seven-storey landmark building, offering high specification office space
- Last remaining 7th floor available with high specification exposed services finish
- Exceptional secure parking and cycle storage
- Seven shower cubicles including four new cubicles on the 1st floor and electric charging points
- Join an established business community, alongside illustrious existing occupiers

One Station Square, Bracknell RG12 1QB



one great destination

One Station Square is a newly refurbished, seven-storey landmark office building, ideally positioned to be at the forefront of an exciting new era for Bracknell.

Located adjacent to the train station and a two-minute walk from the town centre, One Station Square has 5,508 sq ft available on the 7th floor, with on-site car parking allocated at one space per 250 sq ft.

The flexible floorplate can accommodate up to 55 members of staff; has 24-hour fob access and a manned reception; seven shower cubicles including four new cubicles on the 1st floor; male and female WCs on each floor; cycle racks; electric charging points and on-site car parking, One Station Square has it all.

The best way to appreciate the unique appeal of this landmark building and its well-connected location is to experience it for yourself. Arrange your viewing to discover why One Station Square is where your business belongs.



/ Secure car parking /

The newly refurbished One Station Square offers a high specification office scheme, including air-conditioning, raised floor voids and two 10-person lifts. It also features a contemporary new reception area that's sure to make a memorable first impression.

The 7th floor features a striking exposed services ceiling - the first of its kind available in Bracknell.

The building is DDA compliant and offers recently refurbished showers, along with separate male and female WCs to each floor. Secure car parking is allocated at a ratio of one space to every 250 sq ft and cycle storage is also available.



/ Showers /

one lasting impression



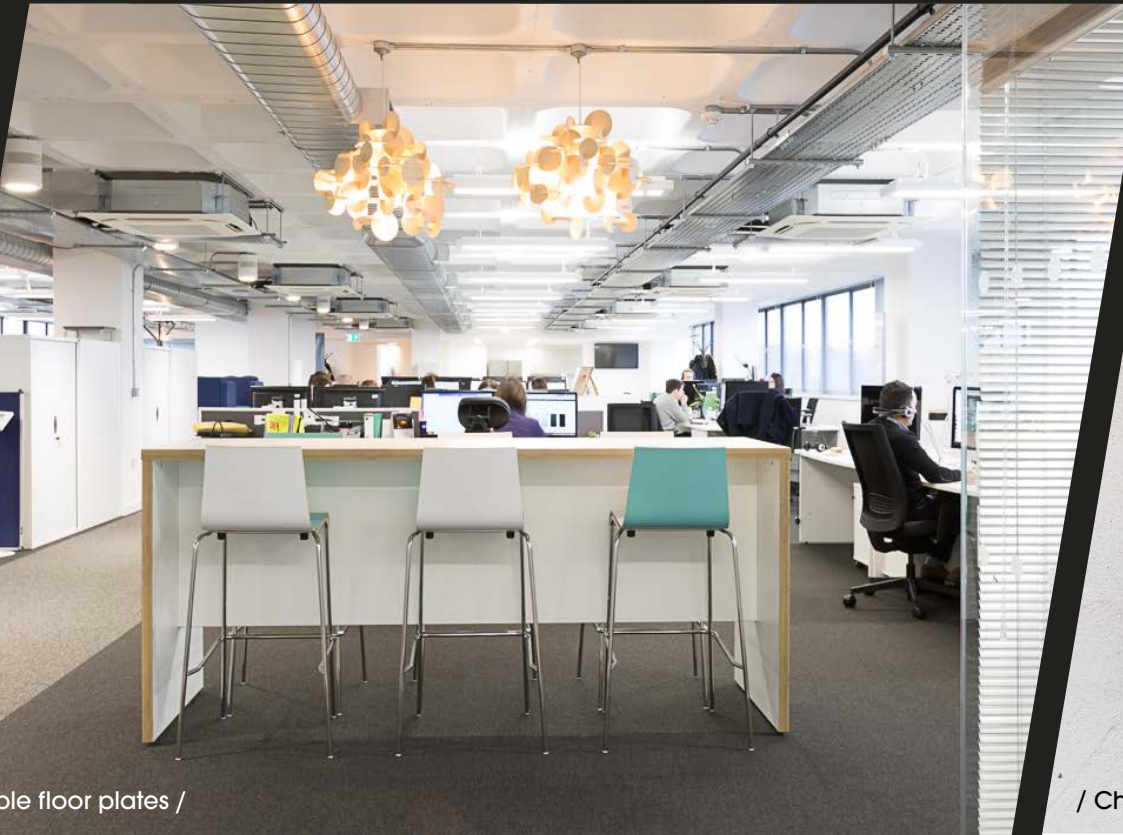
/ Contemporary office space /



/ Two 10-person lifts /



/ Cycle racks /



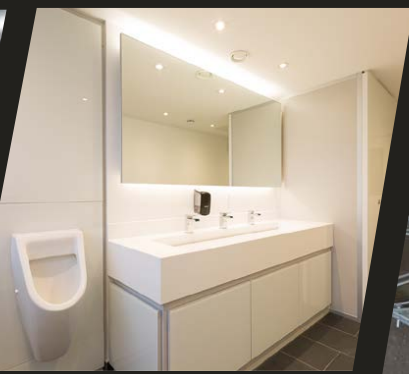
/ Flexible floor plates /



/ Charging points /



/ Air conditioning /
exposed services
design /

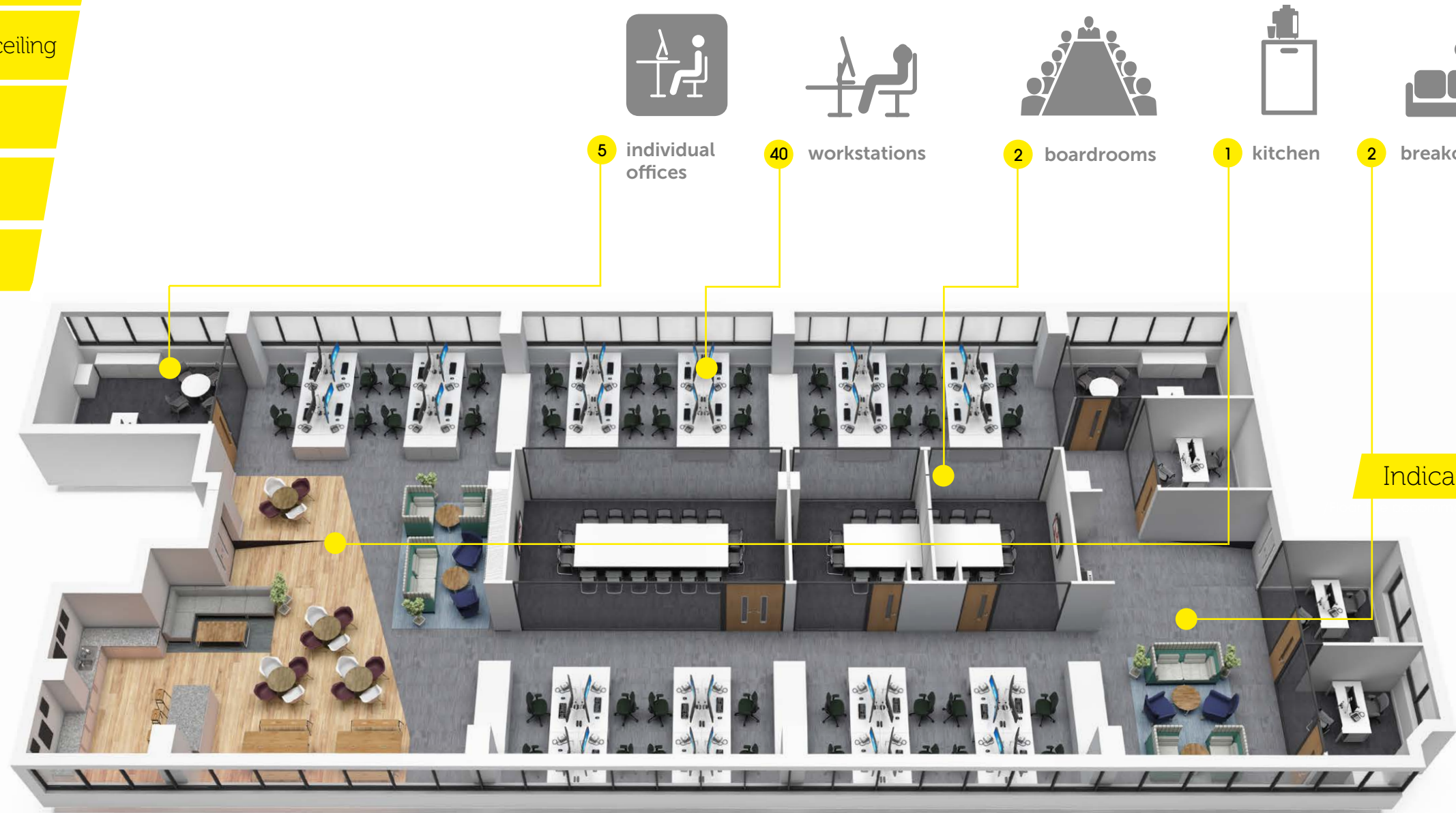


/ WCs / disabled facilities /

Specification includes:

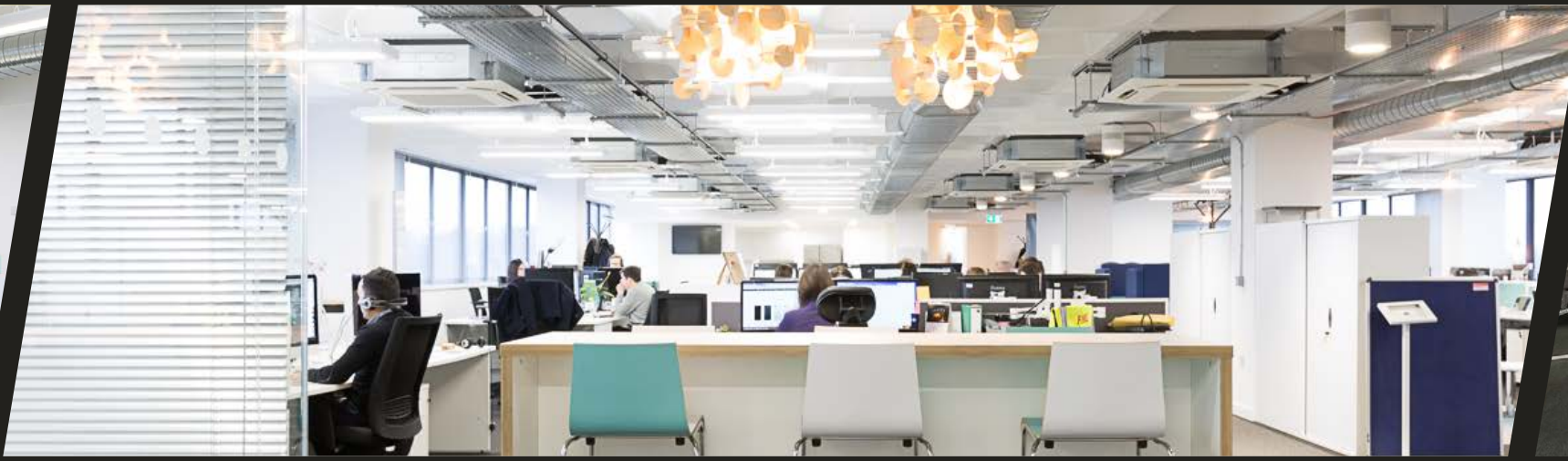
Concierge service	Raised floors
24-hour fob access	Carpets
Two 10-person lifts	Exposed services with potted ceiling
Showers	LED suspended light fittings
Secure car park	Male & female WCs
Secure cycle racks	Air conditioning

one space for all



Schedule of Accommodation

7th Floor	5,508 sq ft / 512 sq m
Part 6th Floor	LET
Part 6th Floor	LET
5th Floor	LET
4th Floor	LET
3rd Floor	LET
2nd Floor	LET
1st Floor	LET
Ground	LET
TOTAL	5,508 sq ft / 512 sq m



one transformation



one
STATION SQUARE
BRACKNELL



one perfect location



One Station Square stands at the heart of Bracknell, a key Thames Valley town that has enjoyed substantial investment and regeneration in recent years. Thanks to excellent travel connections and easy access to amenities, big-name businesses including Honda, Dell, Avnet, Hewlett Packard, Vodafone and Panasonic have chosen to call it home.

Bracknell's transformation includes a new £240 million, 580,000 sq ft town centre complex.

The Lexicon will feature new branches of Fenwick, M&S, Next, Topshop and Primark to name but a few, all just a short stroll from One Station Square.

With Carluccio's, Wagamama, Pizza Express, Gourmet Burger Kitchen and Cineworld there's plenty to do day or night making Bracknell a leading retail and leisure destination.



distance

By Road	
Heathrow	33 minutes
London	64 minutes
Reading	19 minutes
Maidenhead	17 minutes
Slough	25 minutes

Source: AA Route Planner

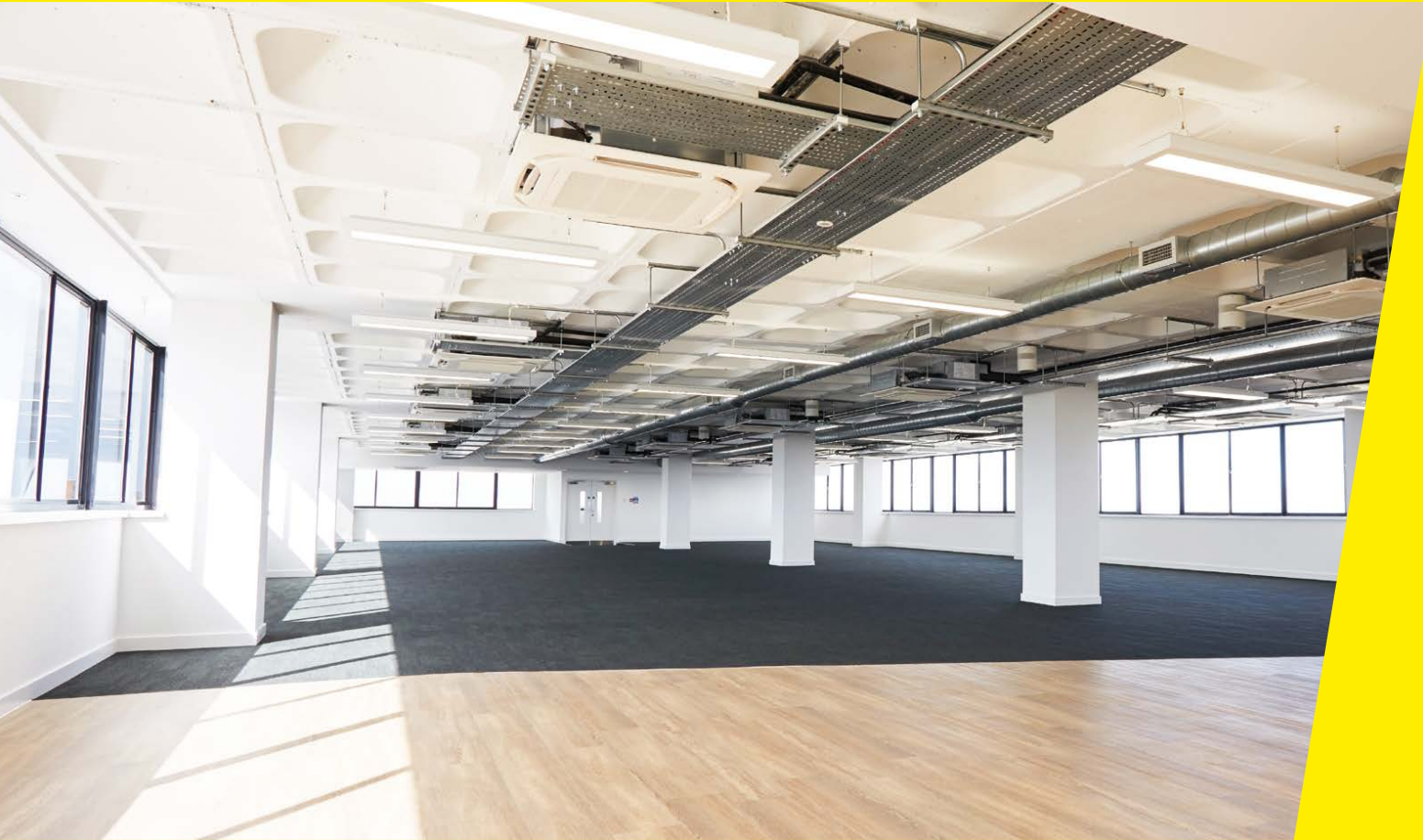
By Rail	
Reading	19 minutes
Paddington (via reading)	60 minutes
Waterloo	62 minutes

Source: National Rail Enquiries

amenities

- 1 The Grange Hotel
- 2 Premier Inn
- 3 Lloyds Bank
- 4 Barclays
- 5 HSBC
- 6 New Waitrose
- 7 The Red Lion
- 8 Frankie & Benny's
- 9 Costa Coffee
- 10 Pizza Hut
- 11 Hollywood Bowl
- 12 Odeon Cinema
- 13 Morrisons
- 14 Tesco Home
- 15 Next Home
- 16 WHSmith
- 17 Sainsbury's
- 18 Bentalls





Important Notice

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Particulars prepared December 2017

**Standard Life
Investments**

To arrange a viewing of One Station Square
or to find out more about our available office
space, please contact one of our agents.

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