

5,774-23,096 SQ FT

**FLEXIBLE TOWN CENTRE  
OFFICES WITH EXCELLENT  
PARKING TO LET**



SITUATED WITHIN THE HEART OF BRACKNELL'S  
NEW 1 MILLION SQ FT TOWN CENTRE REGENERATION

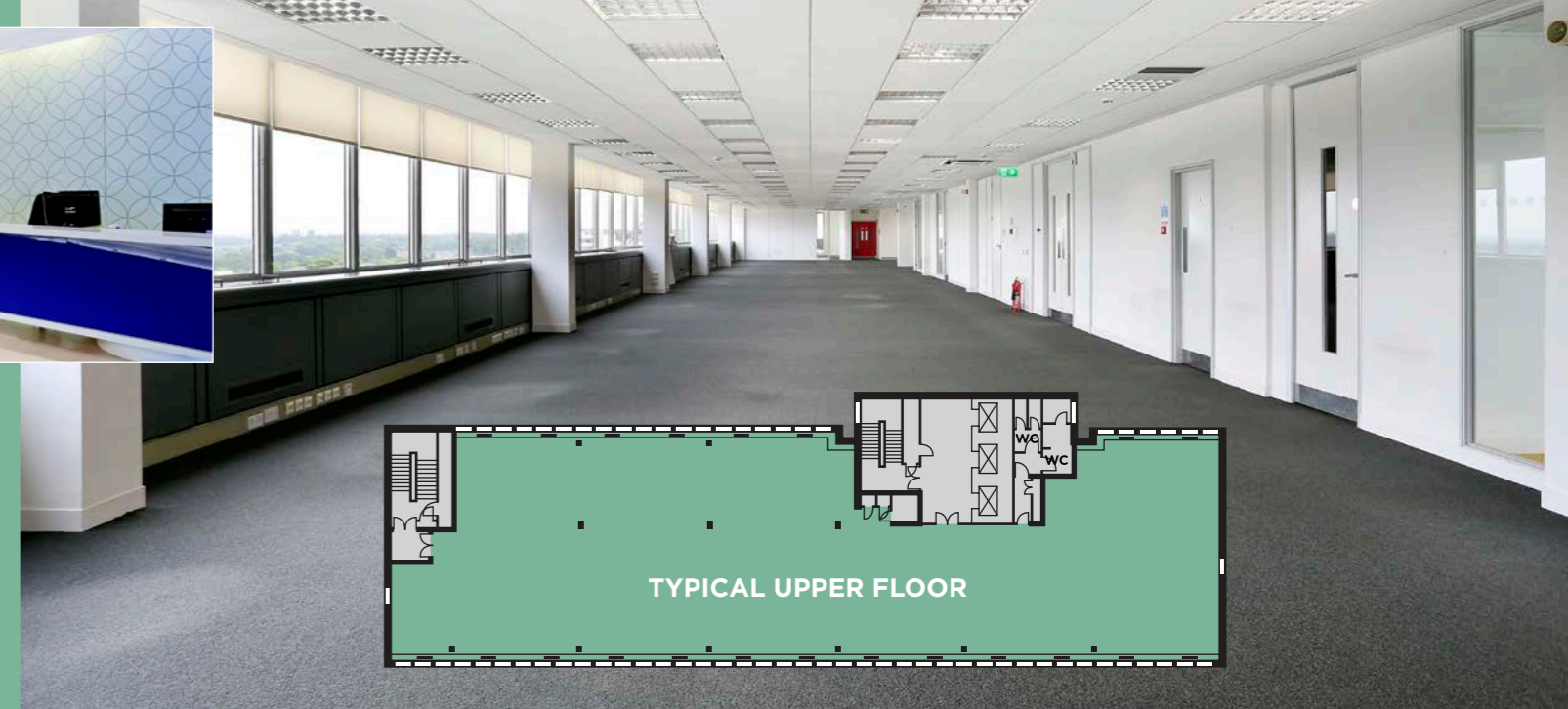


**OCEAN  
HOUSE  
BRACKNELL  
RG12 1AX**



Accommodation is offered on rectangular floor plates benefiting from impressive panoramic views across the Thames Valley. Each floor provides; perimeter trunking, recessed lighting, suspended ceilings, comfort cooling plus male and female WCs.

A selection of the floors contain fit out incorporating; board rooms, meeting rooms, separate offices and kitchen/break out areas which will offer significantly reduced incoming costs to potential occupiers. Car parking is included at an excellent town centre ratio of 1:250 sq ft.



#### ACCOMMODATION

	SQ FT	SQ M
Floor 9	5,774	536.4
Floor 8	5,774	536.4
Floor 3	5,774	536.4
Floor 2	5,774	536.4
<b>TOTAL</b>	<b>23,096</b>	<b>2,145.6</b>

#### IN GOOD COMPANY

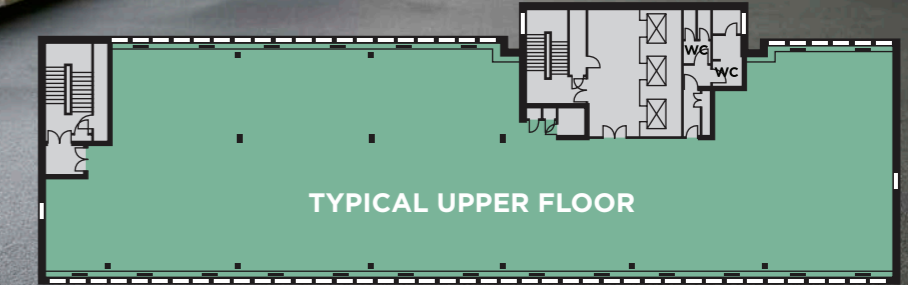
With many major international brands based in Bracknell, you can be confident you're in good company. Waitrose, Dell, Hewlett Packard, 3M, Fujitsu, Panasonic and Vodafone have all chosen Bracknell for its highly skilled workforce, excellent transport links and fantastic leisure facilities.

#### CAR PARKING

Tenant car parking is included on a ratio of 1:250 sq ft in the high street car park, easily accessible by a covered walkway from the building.

#### EPC

Rating E - 110.



Major international brands based in Bracknell





## IN THE HEART OF THE LEXICON

Ocean House will directly overlook the new restaurant plaza section of the £240m town Centre regeneration. The Lexicon will provide a new 80,000 sq ft M&S, a Fenwick's department store, a Cineworld alongside numerous other local and national brands.

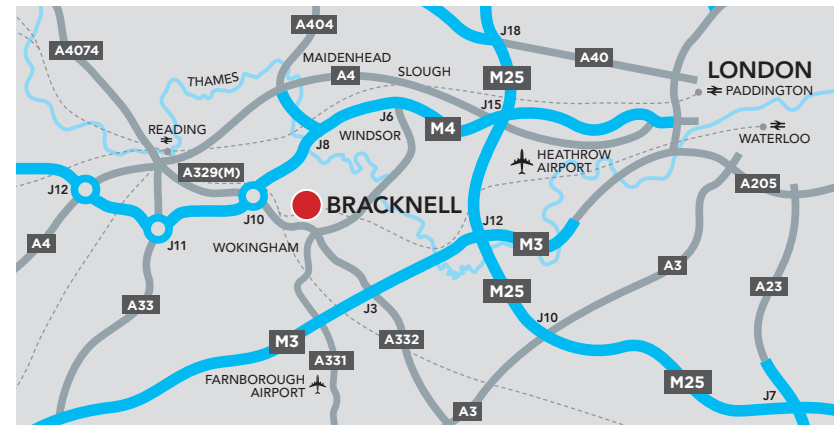
Ocean House is just a couple of minutes' walk from the station, with four train services every hour to London and two to Reading. The M3 and M4 are within 6 miles and offer convenient access to other major business hubs and Heathrow Airport. Bracknell bus station is also along Market Street.



[www.thelexiconbracknell.com](http://www.thelexiconbracknell.com)



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RG12 1AX



For more information please contact:



[kate.clark@eu.jll.com](mailto:kate.clark@eu.jll.com)

[kieran@pagehardyharris.co.uk](mailto:kieran@pagehardyharris.co.uk)  
[james@pagehardyharris.co.uk](mailto:james@pagehardyharris.co.uk)

[www.oceanhousebracknell.com](http://www.oceanhousebracknell.com)

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