

GRID<sup>THE</sup>

BRACKNELL RG12 2BW

ENERGISED  
**WORKSPACE**

**THEGRID**BRACKNELL.CO.UK



**GRID**  
UNLOCKED







# THE GRID

**VIBRANT NEW OFFICE  
SPACE DESIGNED TO  
CREATE AN INVITING  
AND EMPOWERING  
WORKING ENVIRONMENT  
FOR YOUR STAFF AND  
CLIENTS.**

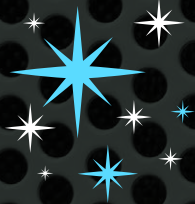
High quality Grade A space ranging from 10,000–21,000 sq ft prominently located in Bracknell – providing the flexibility and local amenities that modern businesses require.

Featuring a bright and welcoming reception area that leads directly onto a full height glassed-roofed atrium and business lounge.

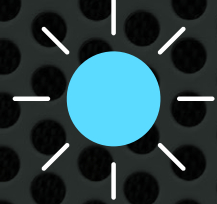








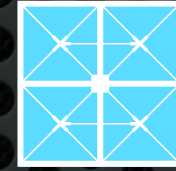
FULLY  
REFURBISHED



BRIGHT AND  
WELCOMING  
RECEPTION



VIBRANT HIGH-END  
BUSINESS LOUNGE



GLASSED-ROOFED  
ATRIUM



EXTERNAL  
LANDSCAPING



EXCITING AND  
INVITING WORKSPACE



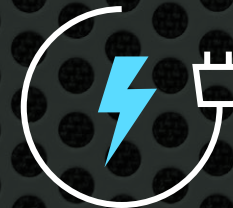
EXCELLENT CAR  
PARKING RATIO  
(1:221 SQ FT)



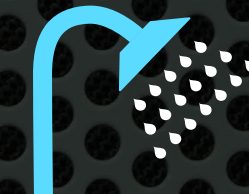
FIBRE  
CONNECTIVITY



MEET & GREET  
RECEPTION



ELECTRIC CAR  
CHARGING POINTS



WCS AND  
SHOWER FACILITIES



CYCLE  
STORE

# ON GRID SETUP



AIR  
CONDITIONING



PROMINENTLY  
LOCATED IN  
BRACKNELL



10 MINS WALK  
FROM BRACKNELL  
TRAIN STATION



6 MINS WALK  
FROM THE LEXICON  
LEISURE & RETAIL  
CENTRE



CONNECT  
**COLLABORATE**  
CREATE

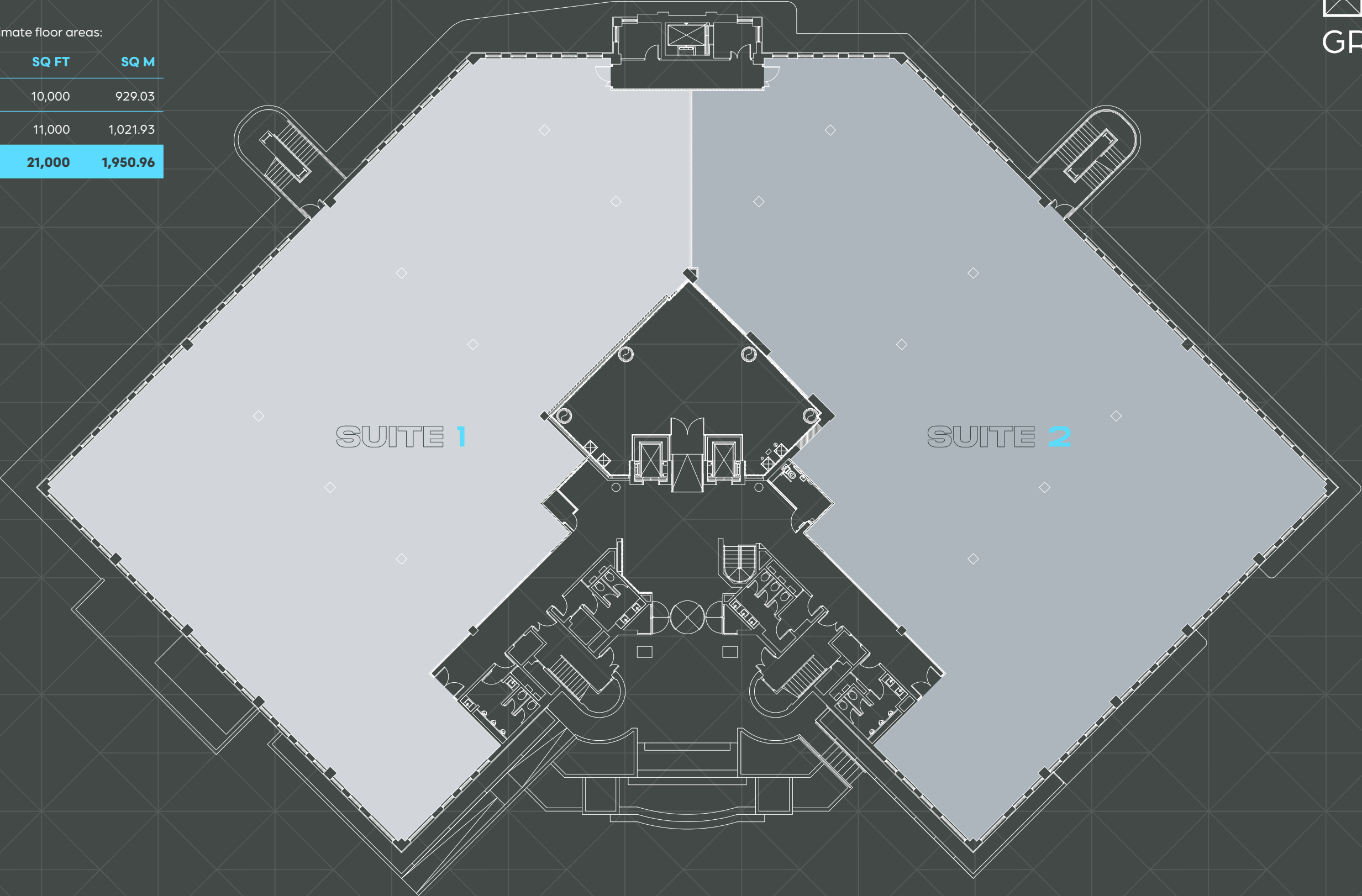




ACCOMMODATION

Comprises the following approximate floor areas:

	SQ FT	SQ M
Ground Floor Suite 1	10,000	929.03
Ground Floor Suite 2	11,000	1,021.93
TOTAL (approx)	21,000	1,950.96







GRID  
LAYOUT



LOCAL AMENITIES

- THE LEXICON**

ACCESSORIZE  
BEAVERBROOKS  
BEAUTY BASE  
BOOTS  
BOSS  
CHARLES TYRWHITT  
ERNEST JONES  
FATFACE  
FENWICKS  
FLYING TIGER  
FOOT LOCKER  
H&M  
HOBBS  
HOLLAND & BARRETT  
HOTEL CHOCOLAT  
JD  
JOULES  
L'OCCITANE  
M&S  
MILLETS  
MOUNTAIN WAREHOUSE
- NEW LOOK  
NEXT  
OFFICE  
PANDORA  
PHASE EIGHT  
PLUSH  
PRIMARK  
QUIZ  
RIVER ISLAND  
RYMAN  
SKETCHERS  
SMIGGLE  
SUPERDRY  
SWAROVSKI  
THE BODY SHOP  
THREE  
TIMBERLAND  
TONY & GUY  
TUI  
WAITROSE  
WHITTARD
- CAFÉS & RESTAURANTS**

BAR TORINO  
BROWN BAG  
CHOPSTIX  
COFFEE BARKER  
COSTA  
CUP OF ROSIE  
FIVE GUYS  
GAIL'S  
GIGGLING SQUID  
GBK  
GREGGS  
KOKORO  
LAS IGUANAS  
MASON + RYE  
MCDONALDS

NANDO'S  
PIZZA EXPRESS  
PRET  
PREZZO  
STARBUCKS  
TANG'S  
TGI FRIDAY  
THE BULL  
THE REAL GREEK  
THE OLD MANOR  
WAGAMAMA  
YI FANG  
ZIZZI
- HOTELS**

THE COPPID BEECH  
PREMIER INN  
HOUSE OF FISHER APARTHOTEL  
GRANGE BRACKNELL  
VILLAGE HOTEL  
THE SPINNEY  
THE ADMIRAL  
TRAVELODGE

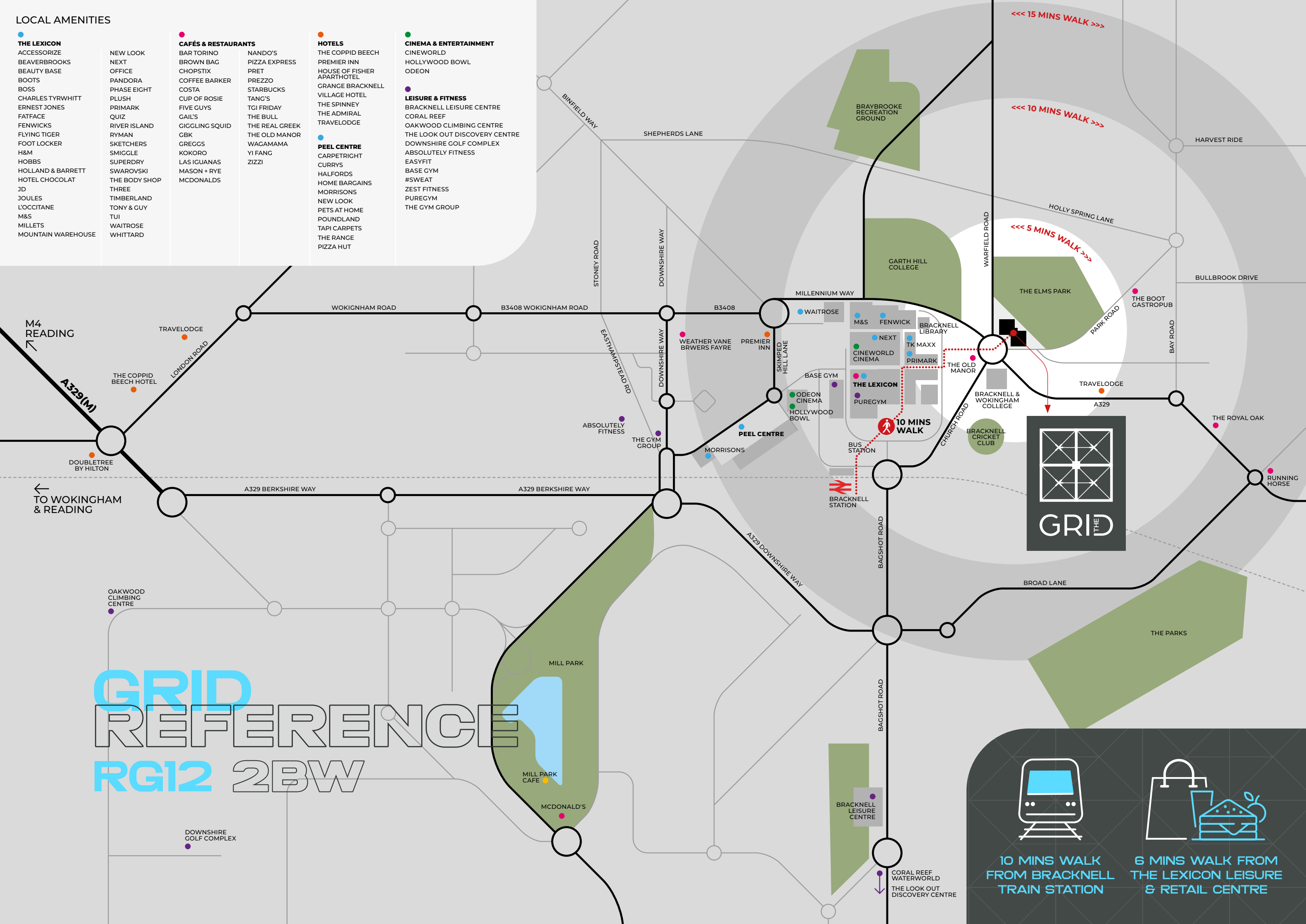
**PEEL CENTRE**

CARPETRIGHT  
CURRYS  
HALFORDS  
HOME BARGAINS  
MORRISONS  
NEW LOOK  
PETS AT HOME  
POUNDLAND  
TAPI CARPETS  
THE RANGE  
PIZZA HUT
- CINEMA & ENTERTAINMENT**

CINEWORLD  
HOLLYWOOD BOWL  
ODEON

**LEISURE & FITNESS**

BRACKNELL LEISURE CENTRE  
CORAL REEF  
OAKWOOD CLIMBING CENTRE  
THE LOOK OUT DISCOVERY CENTRE  
DOWNSHIRE GOLF COMPLEX  
ABSOLUTELY FITNESS  
EASYFIT  
BASE GYM  
#SWEAT  
ZEST FITNESS  
PUREGYM  
THE GYM GROUP





The Lexicon Shopping & Leisure Complex



Stylish bars and restaurants

Parks and countryside

# THE GRID JUST 6 MINS WALK TO THE LEXICON

Bracknell is a vibrant destination with a wide range of shopping and leisure activities. Access to the town centre amenities is only a short walk away, with over 143 retail shops and stylish restaurants at The Lexicon, perfect for lunch time shopping or after work drinks.

Parks and countryside, a new public realm, more than a 1,000 new homes, civic buildings, and transport improvements all contribute to a truly mixed-use, transformed location with a range of activities and facilities for local people to enjoy from morning to evening.







Waitrose GAIL's

THE REAL GREEK



Fenwick



PRIMARK

M&S  
EST. 1884

WHSmith

NEXT

flywing tiger  
copenhagen

FUEGO

PREZZO

MASON + RYE

HOTEL  
Chocolat.

W  
Waterstones

T.K. maxx

TIMPSON

Nando's

Boots

wagamama



Holland & Barrett



★ PRET ★

☆ cineworld

las  
IGUANAS







	MINS
Wokingham	6
Virginia Water	18
Reading	22
London Paddington (via Reading)	53
Clapham Junction	55
London Waterloo	65
Heathrow Airport (via Reading)	90



	MILES
M4 Junction 10	5
M3 Junction 3	6
Maidenhead	8.5
Slough	11.4
M25 Junction 12	12.6
Reading	15.6
Central London	35.8
Southampton	54.5



	MILES	MINS
Heathrow Airport	19.4	29
Gatwick Airport	45	53
Luton Airport	55	57

# GRID CONNECTIVITY

Bracknell is an established Thames Valley office location, situated 32 miles from Central London. The M4 motorway (Junction 10) is within 5 miles via the A329(M) and the M3 (Junction 3) is approximately 6 miles away Heathrow Airport is approximately 30 minutes drive via the A4.

The Grid is situated just a 10 minutes walk from Bracknell train station and is at the heart of this transformed destination.

By rail, Bracknell mainline railway station provides a regular service to a number of key destinations including London Waterloo (4 trains per hour) and Reading.

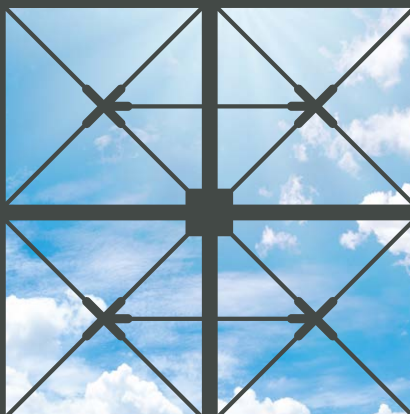
The Elizabeth Line provides a direct link from Reading to Heathrow without the need to travel into Central London.



# GRID SPACE







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