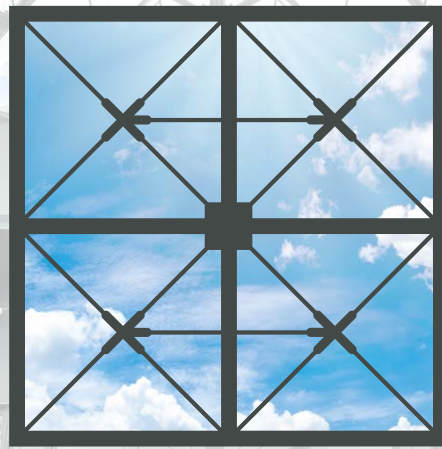




THE GRID

BRACKNELL RG12 2EW

ENERGISED
WORKSPACE

THEGRIDBRACKNELL.CO.UK

THE 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 4,000 – 19,900 sq ft
prominently located in Bracknell
– providing the flexibility and
local amenities that modern
businesses require.

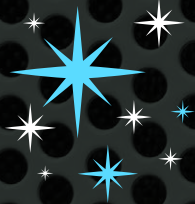




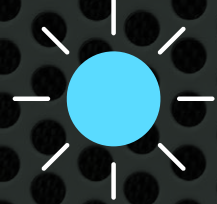
Featuring a bright and welcoming reception area that leads directly onto a full height glassed-roofed atrium and business lounge.







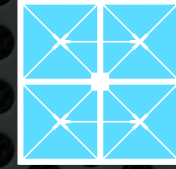
FULLY
REFURBISHED



BRIGHT AND
WELCOMING
RECEPTION



VIBRANT HIGH-END
BUSINESS LOUNGE



GLASSED-ROOFED
ATRIUM



EXTERNAL
LANDSCAPING



EXCITING AND
INVITING WORKSPACE



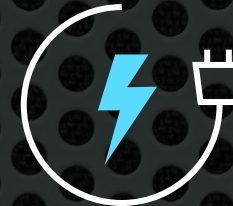
EXCELLENT CAR
PARKING RATIO
(1:221 SQ FT)



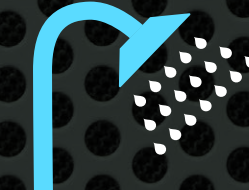
FIBRE
CONNECTIVITY



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



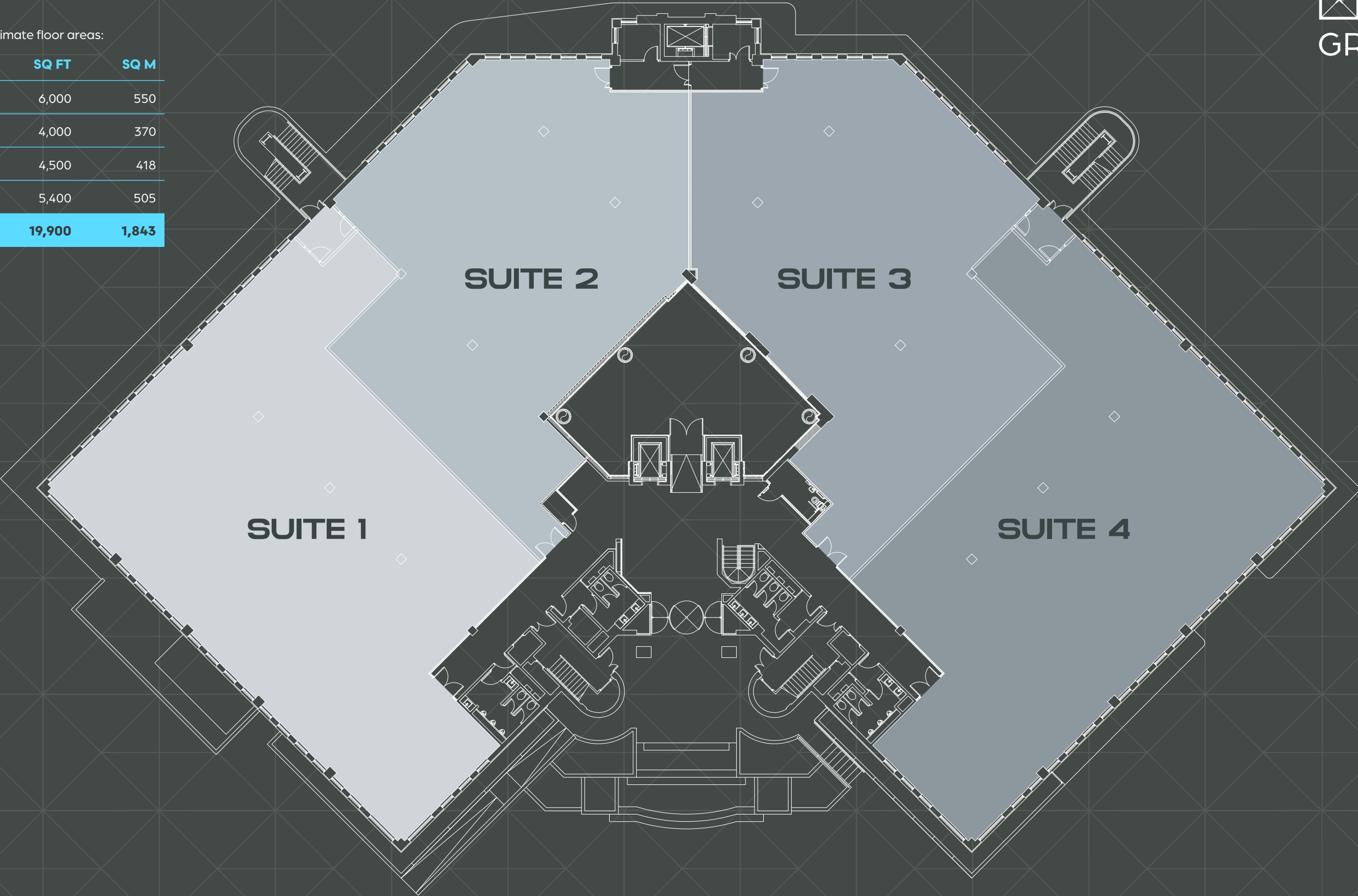
CONNECT
COLLABORATE
CREATE



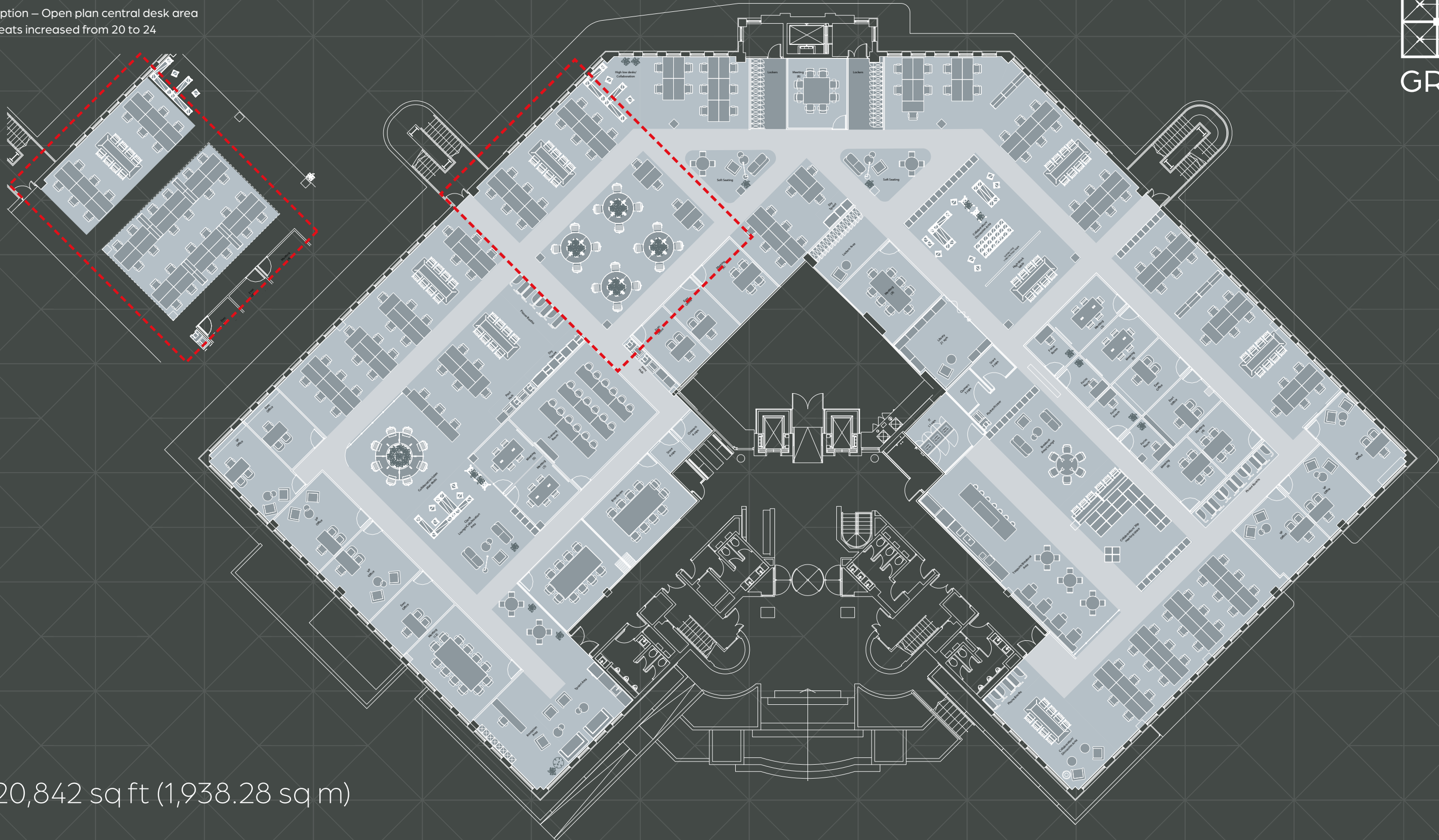
ACCOMMODATION

Comprises the following approximate floor areas:

	SQ FT	SQ M
Ground Floor Suite 1	6,000	550
Ground Floor Suite 2	4,000	370
Ground Floor Suite 3	4,500	418
Ground Floor Suite 4	5,400	505
TOTAL (approx)	19,900	1,843



Option – Open plan central desk area
Seats increased from 20 to 24



20,842 sq ft (1,938.28 sq m)

GROUND FLOOR (WHOLE)

Suggested fit out is indicative only

Schedule of accomodation

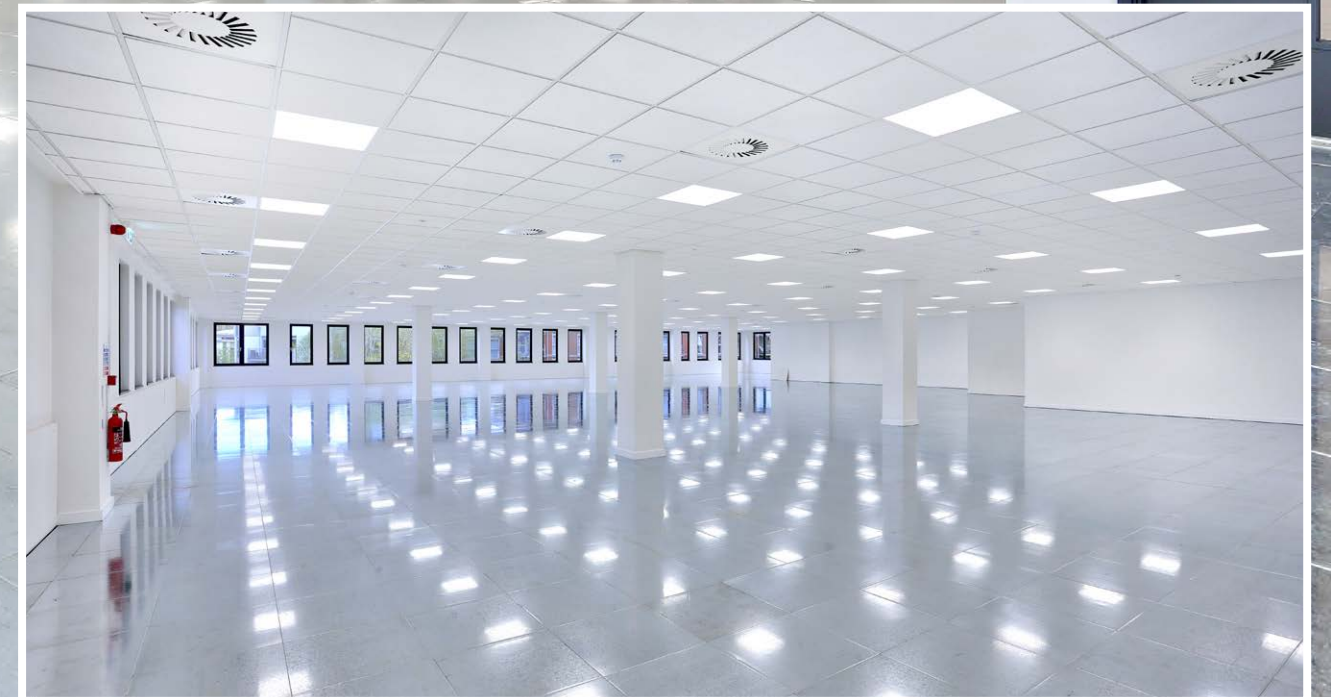
Office (1x person)	12
Focus rooms (1x person)	4
Open Plan	180
Training Room (x1)	18
TOTAL HEADCOUNT	214

Meeting Room for 4 (x3)	12
Meeting Room for 5 (x4)	20
Meeting Room for 8 (x2)	16
Meeting Room for 12 (x1)	12
Meeting Room for 10 (x2, flex to 26)	20
Additional flex seating	153
Phone Booths(1x person)	13
TOTAL MEETING SEATS	246

Reception	1
Print Hub	3
Post/Storage room	2
Commons room with plotter	1
Soft Seating Area	8
Tpoint	4

High Worktable	3
Dynamic Group Workspace	3
Breakout to seat min 30	2
Table store	1
Library	1

OPEN
GRID





Showers & lockers



Fully fitted gym



TRAINING
GRID





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

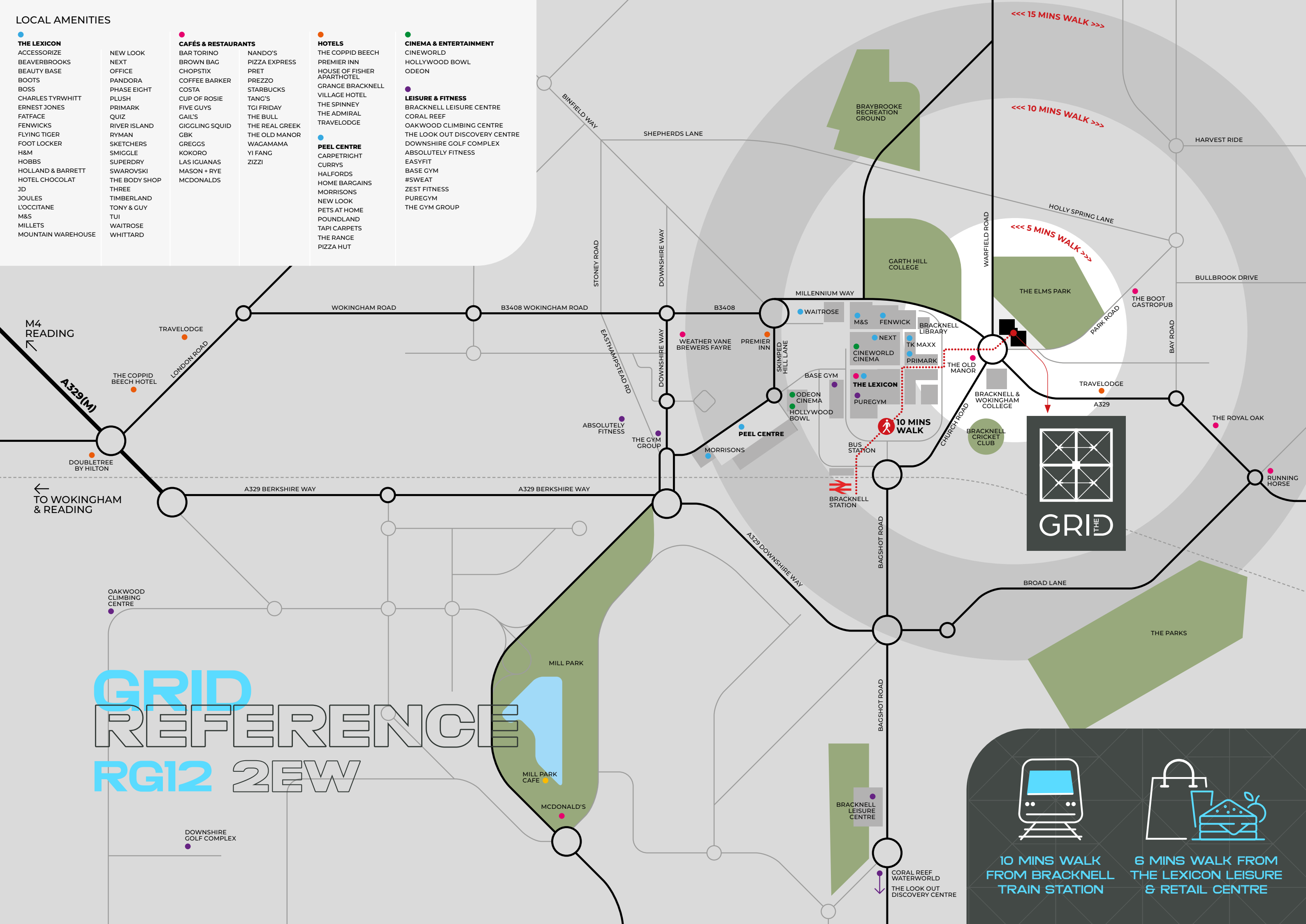
PEEL CENTRE

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



GRID
REFERENCE
RG12 2EW



10 MINS WALK
FROM BRACKNELL
TRAIN STATION



6 MINS WALK FROM
THE LEXICON LEISURE
& RETAIL CENTRE

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

TG Jones

NEXT

flying tiger
copenhagen

FUEGO



MASON + RYE

HOTEL
Chocolat.

W
Waterstones

T.K. maxx

TIMPSON

Nando's

Boots

wagamama

FIVE
GUYS

Holland & Barrett



★ PRET ★

★ cineworld

las
IGUANAS



COSTA
COFFEE





	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

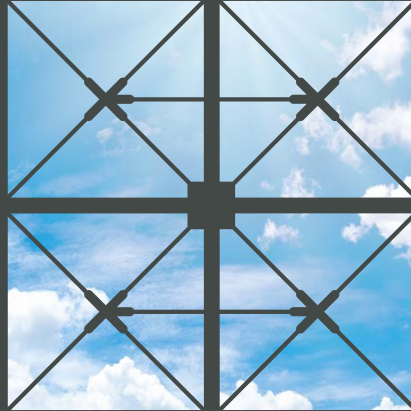
GRID CONNECTIVITY

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^{THE}

BRACKNELL RG12 2EW

 **Vail Williams**
0118 909 7400
vailwilliams.com

Guy Parkes
gparkes@vailwilliams.com
07788 188874

Sam Thomas
sthomas@vailwilliams.com
07775 862913

 **brayfoxsmith.com**
020 7629 5456

Simon Knight
simonknight@brayfoxsmith.com
07775 862 913

Matthew Smith
matthewsmith@brayfoxsmith.com
07436 976 049

THEGRIDBRACKNELL.CO.UK

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