

the Courtyard



Unit one
3,239 sq ft

The Courtyard

Eastern Road
Bracknell
Berkshire
RG12 2XB

Where teams
work better



FLOOR PLAN

SQUARE FEET

Ground Floor	1,669 SQ FT
First Floor	1,570 SQ FT
Total	3,239 SQ FT

SQUARE METRES

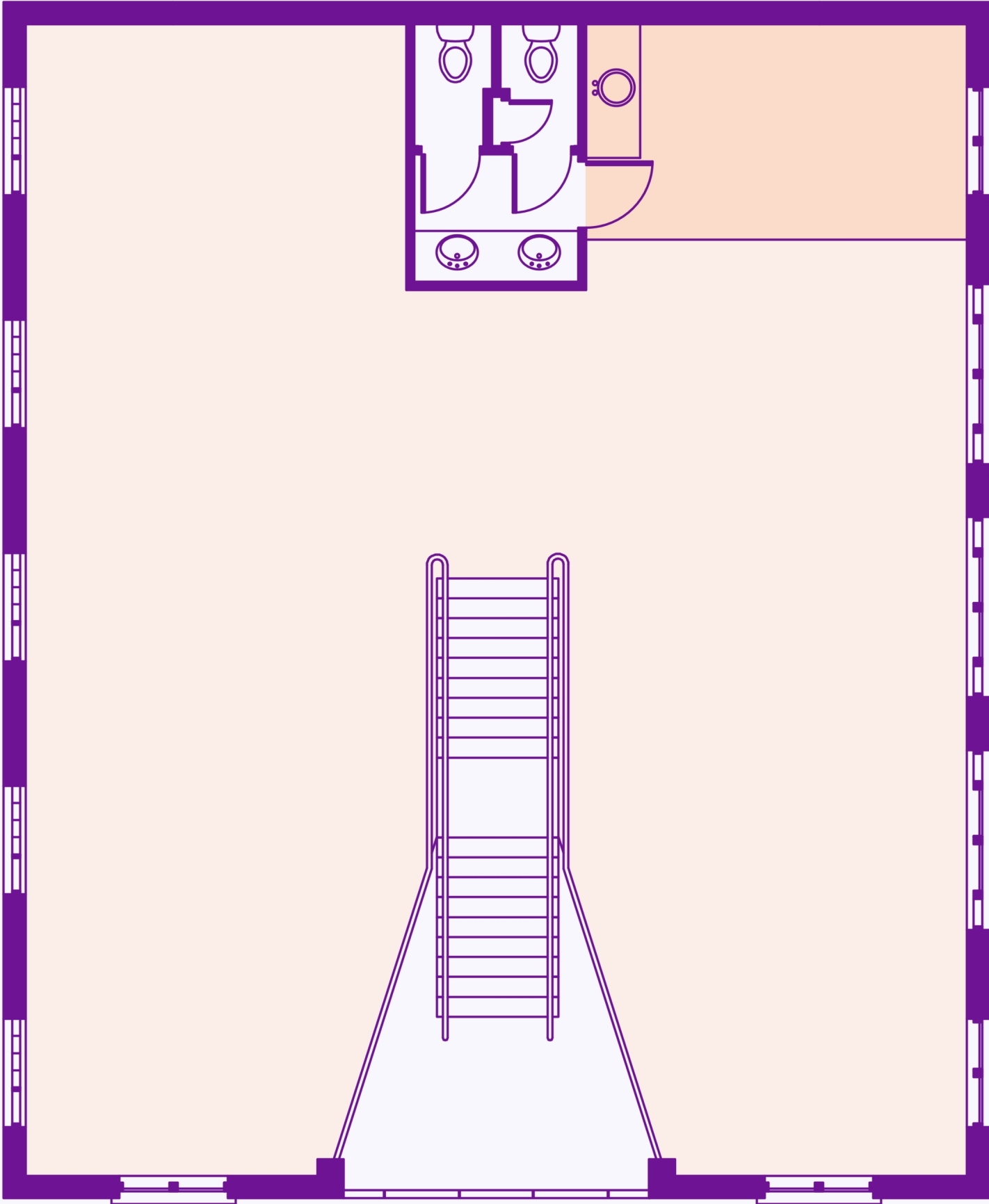
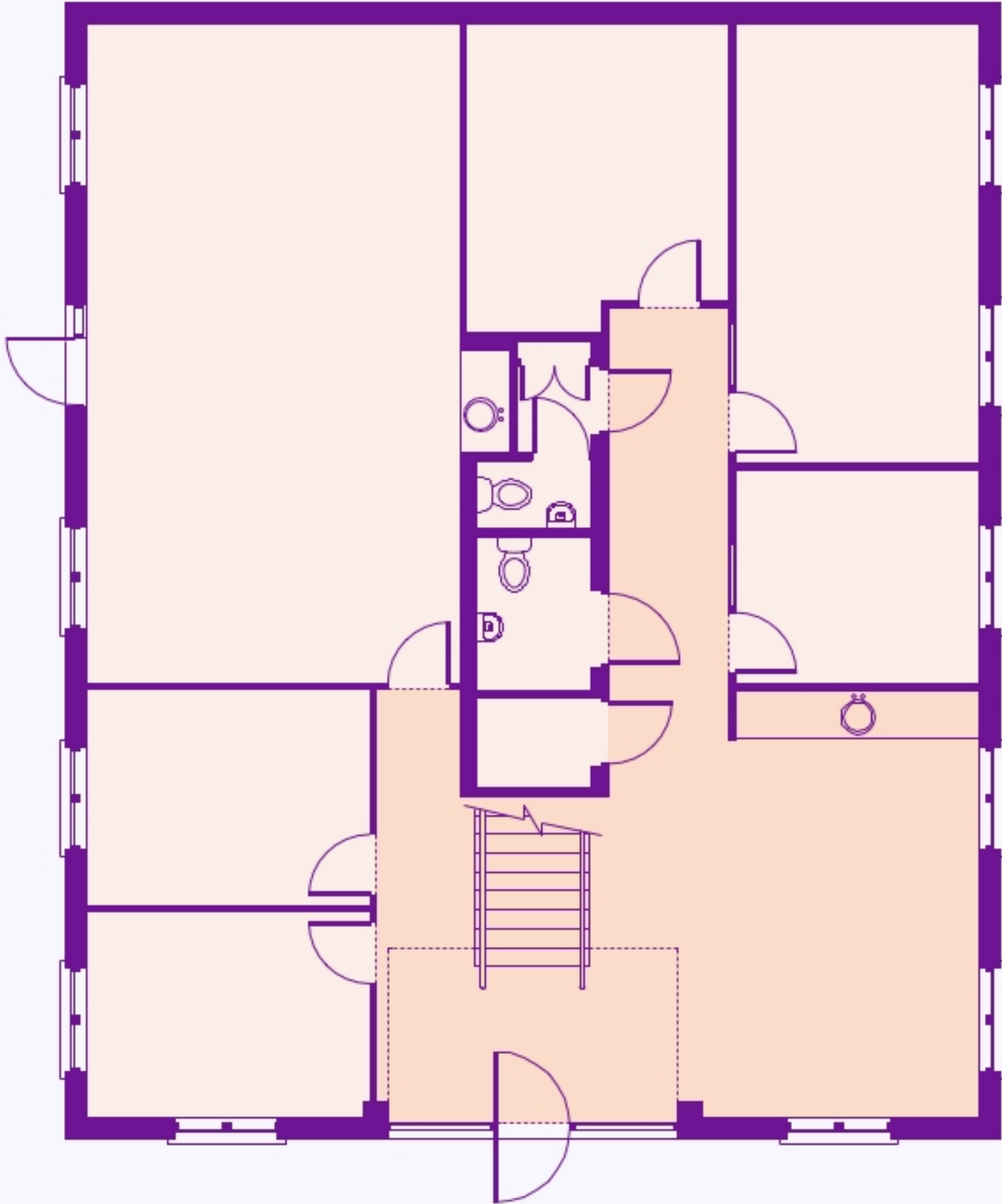
Ground Floor	155 SQ M
First Floor	146 SQ M
Total	301 SQ M

Plans are not to scale and measurements are NIA (net internal area)



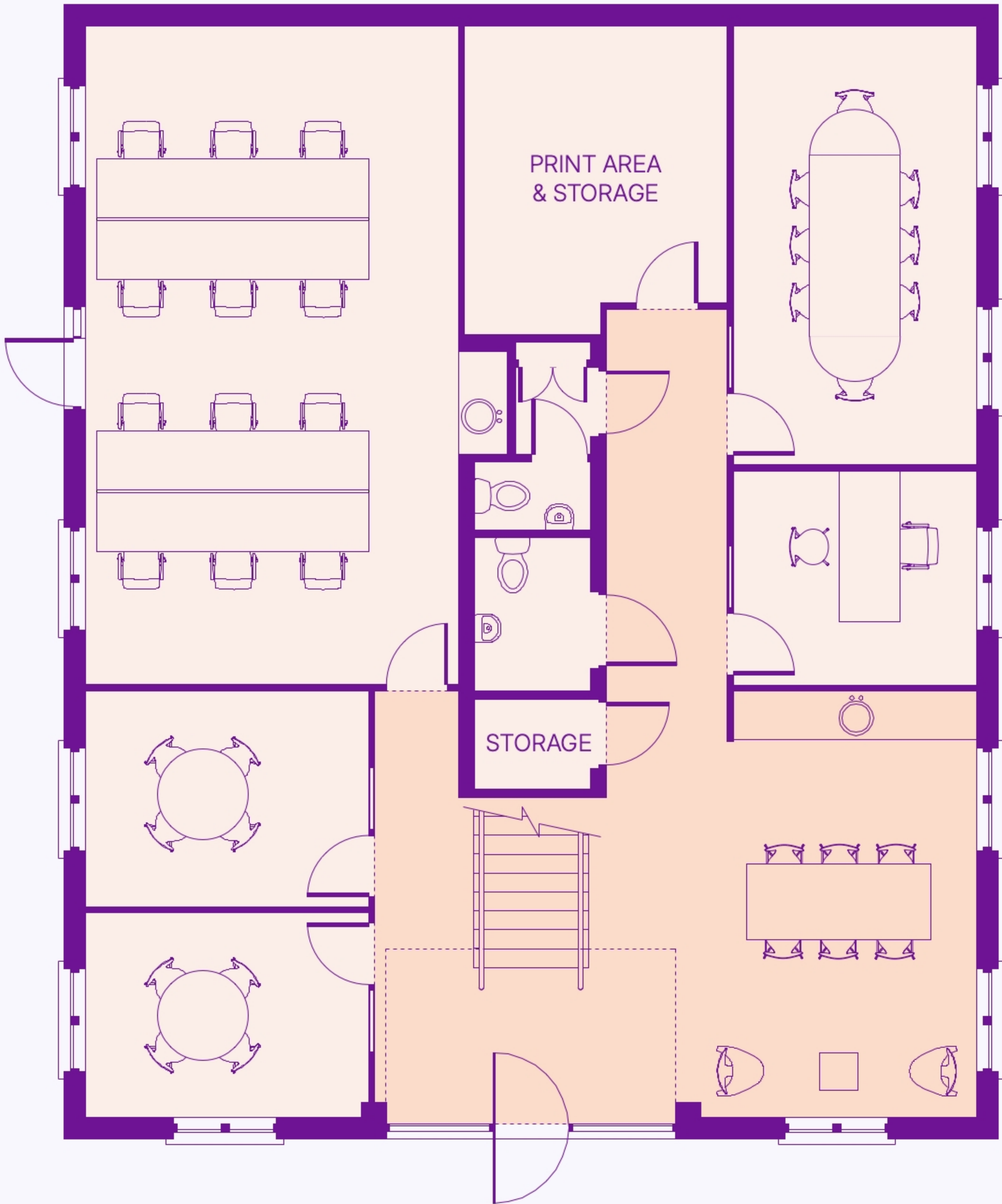
Ground floor

First floor



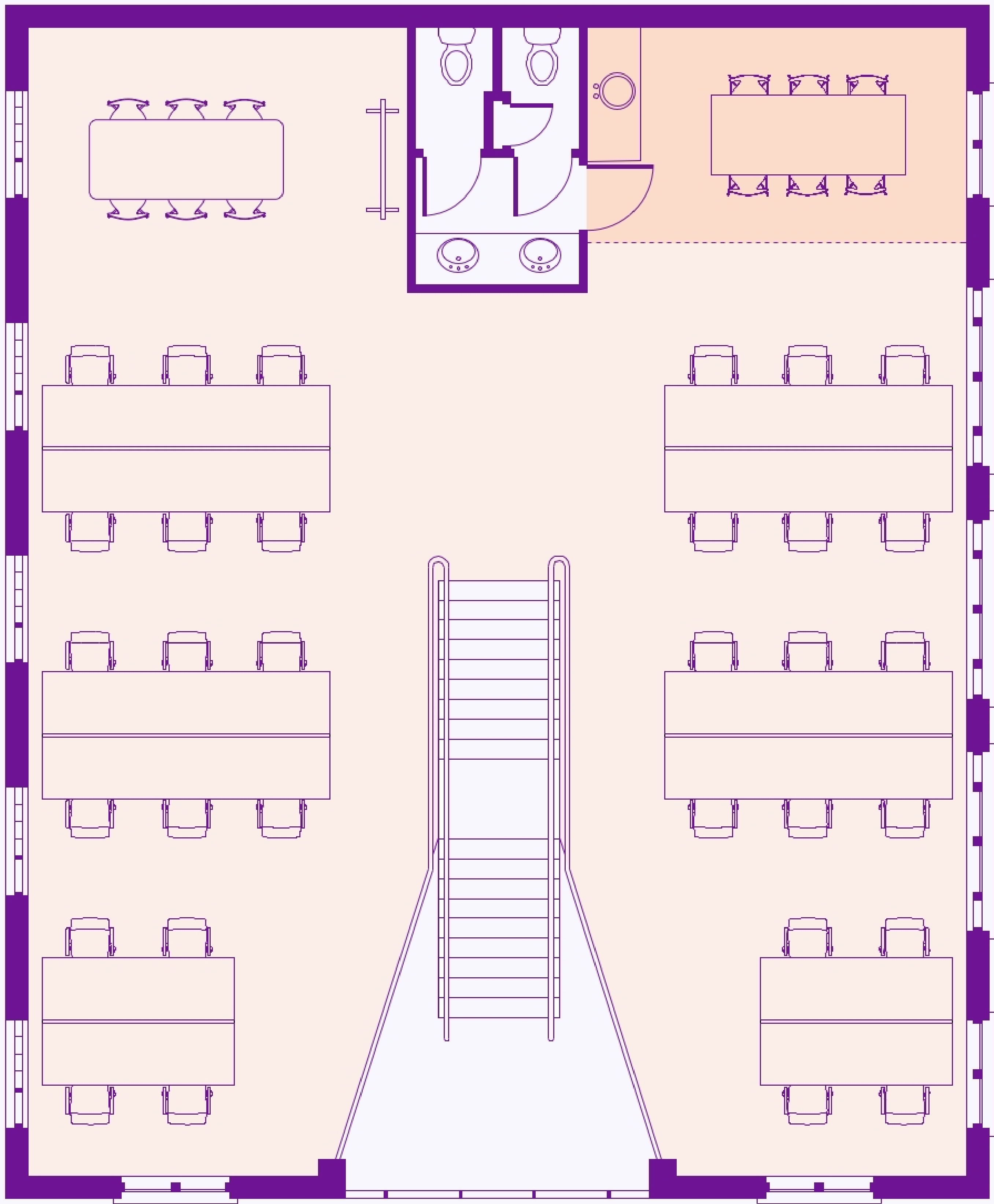
UNIT 1 - 3,239 SQ FT

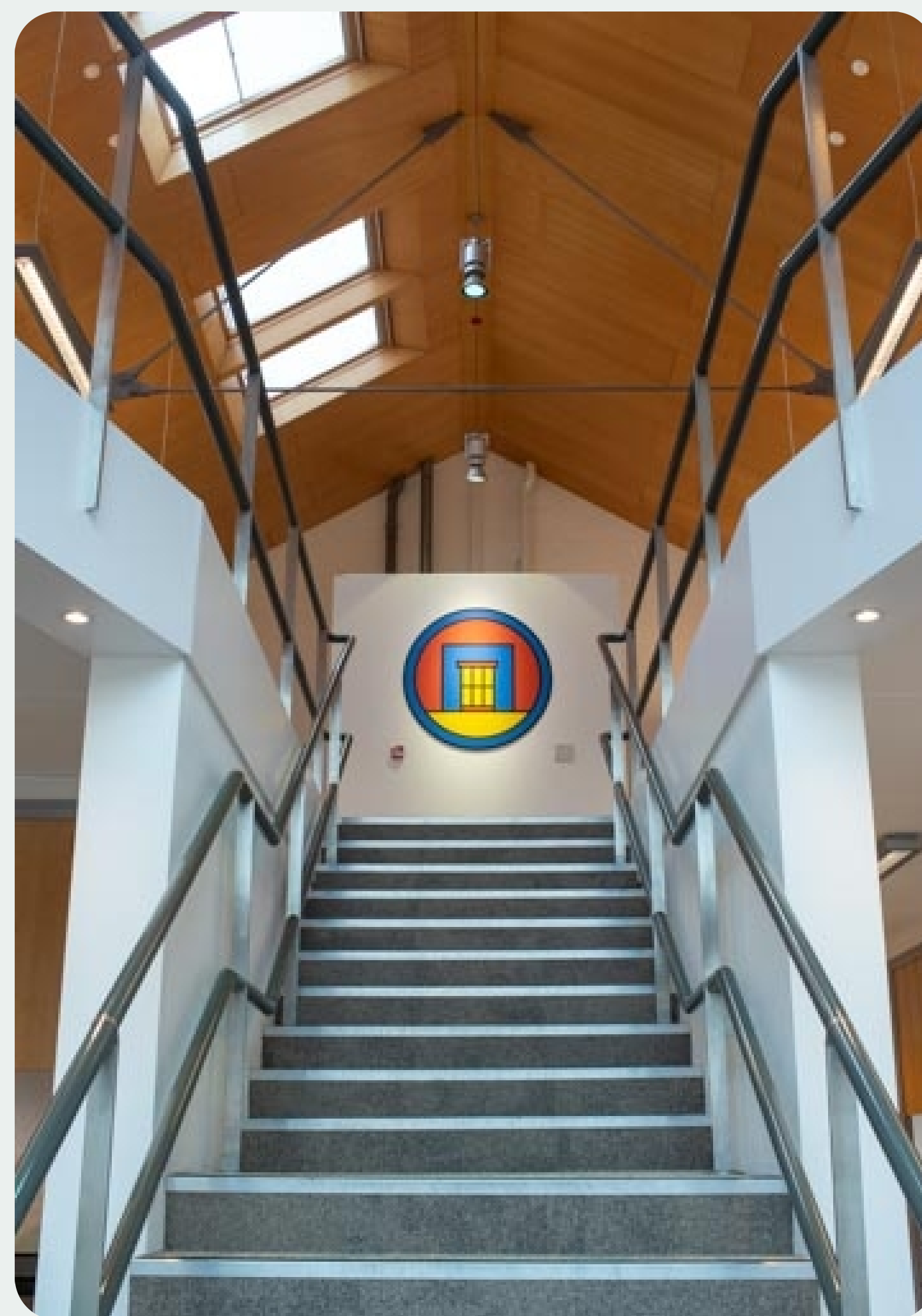
Reedspace has recently reconfigured Unit 1 to provide optimum spaces for the way teams work now. Staff and visitors are welcomed with a generous coffee bar to encourage relaxed interactions from the moment they enter the building.



TYPICAL FURNITURE LAYOUT

This shows how most occupiers will use the spaces, and the furniture that they may use. We can help you achieve the best solutions for the way you work.





Healthy

Comfortable working conditions throughout the year without the need for air conditioning



High thermal mass for passive night cooling



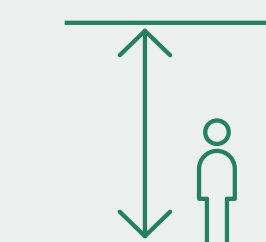
Surrounded by mature Oak trees



Maximum natural light with minimum heat gain



EPC B



Generous ceiling heights

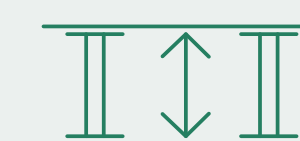


Private patios

Functional

Various-sized meeting rooms, breakout spaces, and a new large kitchen

Space for 45 desks if arranged as shown in the typical furniture layout



150mm raised access floors



1 Gbps pure fibre symmetrical bandwidth



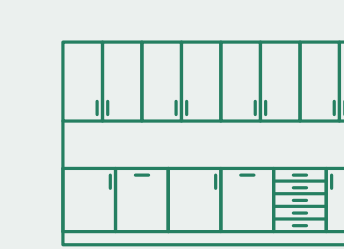
Column free interiors



Integrated security systems



Luxury toilets with granite top surfaces



Beech kitchen with integrated appliances

Convenient

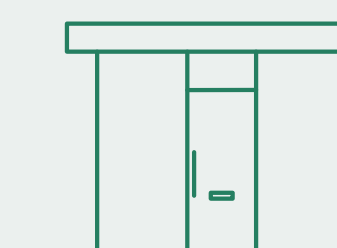
Unit 1 is ready for occupation without the need for a costly and time consuming fit out



The pedestrian heart of Bracknell less than ten minutes walk away



Three phase electricity supply for EV fast chargers



Your own front door



Access 365 days a year



Cycle storage



12 dedicated car spaces



COSTS

Total occupancy costs at the Courtyard can be shown to be much less than other offices in Bracknell, whether serviced or not.

Unforeseen expensive dilapidations are one of the downsides of a traditional lease, but the Courtyard has been designed from the outset to keep these to the minimum.

The average service charge at the Courtyard is £3.09 per sq ft compared with an equivalent average of £7.60 per sq ft for other available offices, adding around £5 per sq ft to annual outgoings.

IS UNIT 1 THE RIGHT BUILDING FOR YOU?

Unit 1 is the largest building at the Courtyard, so if you want clear flexible space for up to 45 people this could suit.



Flexible lease terms

One of the biggest challenges for an occupier is striking the right balance between the extra space needed and the cost. Too little space, and you may have to move again soon. Too much space, and the business incurs unnecessary additional costs.

Reedspace helps you get this right by offering space on flexible terms and facilitating changes before a lease expires. So far, two occupiers have successfully expanded into adjacent buildings with interconnecting openings, while two others have sublet a floor in their building to generate income until they need the additional space.

Occupiers can also move to different buildings within the Courtyard, subject to availability, as their space requirements change, and many have done so.

Complimentary space planning

All buildings have column free interiors that are configured for both open plan and cellular layouts. Nearly all occupiers have individual rooms on the ground floor, with large open plan areas on the first floor.

Buildings were designed to maximise useable space, and Bill Reed Architecture offers potential tenants a complimentary space planning to ensure they have the optimum building for their needs.

Various furniture options

The Courtyard occupiers choose whether to use their own furniture, ours, or a mixture of both. We have a wide range of furniture styles and sizes that satisfies most occupiers, but we can help if you want something specifically tailored to the way you work.



The pedestrian heart of Bracknell less than ten minutes walk away

Restaurants

- | | |
|----------------------|-----------------------|
| 01 Bill's | 11 Bar Torino |
| 02 Blue's Smokehouse | 12 Brown Bag |
| 03 Carluccio's | 13 Caffe Kix |
| 04 Fuego | 14 Coffee Barker |
| 05 GBK | 15 Costa Coffee |
| 06 Las Iguanas | 16 Greggs |
| 07 Nando's | 17 Mason + Rye |
| 08 Pizza Express | 18 Patisserie Valerie |
| 09 Wagamama | 19 Pret A Manger |
| 10 Zizzi | 20 Starbucks |

Retail

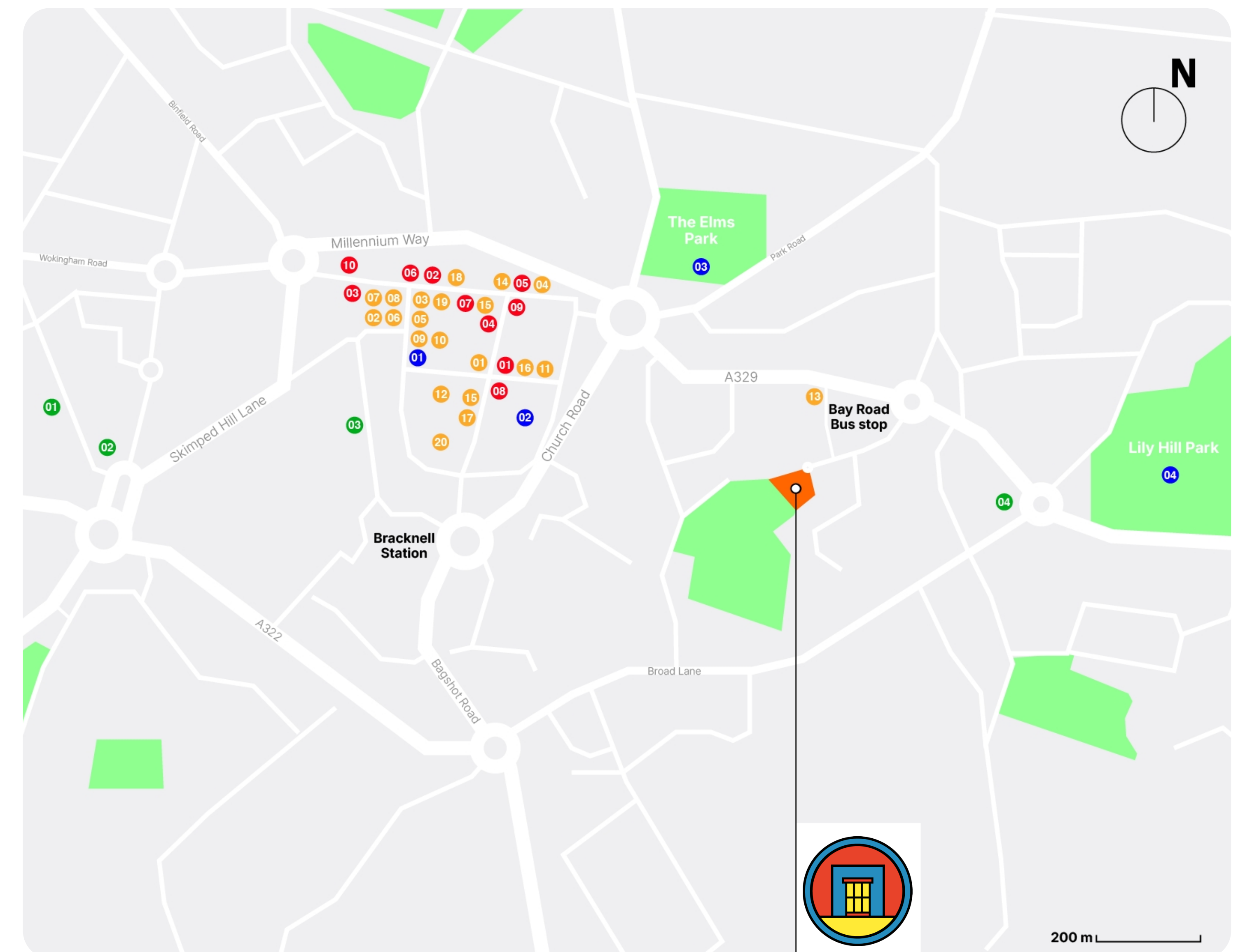
- | | |
|--------------------|-------------|
| 01 Boots | 06 M&S |
| 02 Charles Tyrwitt | 07 Next |
| 03 H&M | 08 Primark |
| 04 Hotel Chocolat | 09 Topshop |
| 05 Fenwick | 10 Waitrose |

Leisure

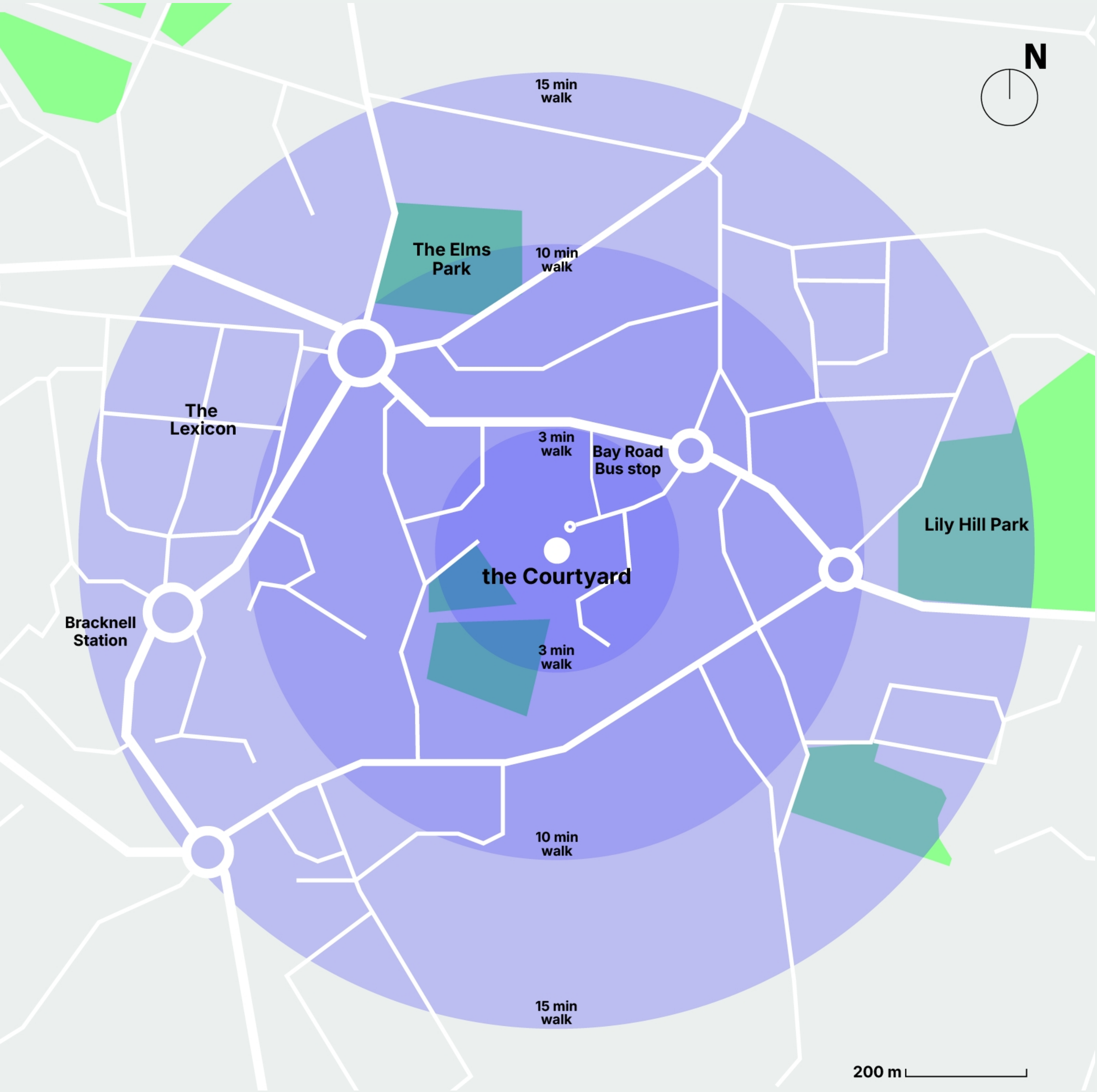
- | | |
|-----------------|-------------------|
| 01 Cineworld | 03 The Elms Park |
| 02 Grange Hotel | 04 Lily Hill Park |

Health

- | | |
|-----------------------|--------------------------|
| 01 Absolutely Fitness | 03 Pure Gym |
| 02 The Gym | 04 Bracknell Healthspace |



Located at the heart of the 'Golden Triangle' and it's motorway network



The Courtyard accessible all day every day using every form of transport

CAR

The Courtyard to:	
Bracknell Train Station	03 mins
M4 (Junction 10)	10 mins
M3 (Junction 3)	11 mins
M25	20 mins

BIKE

The Courtyard to:	
The Lexicon	05 mins
Bracknell Train Station	06 mins

TRAIN

Bracknell Station to:	
Reading	15 mins
Waterloo	53 mins
Paddington	60 mins

AIRPORT

The Courtyard to:	
Heathrow	29 mins
Gatwick	55 mins



the Courtyard

Eastern Road, Bracknell, Berkshire, RG12 2XB

A Reedspace project

www.reedspace.com

How can we help?

For enquiries please call or email:

Bill Reed

bill@reedspace.com

020 7387 4521

or

Sam Reed

sam@reedspace.com

020 7387 4521

or, our agents

Nick Hardy

nick@pagehardyharris.co.uk

07715 032429



Page Hardy Harris are the sole agents of the Courtyard.

Reedspace Ltd gives notice for itself and its agents that (i) information on the web site is set out as a general outline only for the guidance of intended purchasers / lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser / lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reedspace Ltd or its letting agents has any authority to make or give any representation or warranty whatever in relation to these properties.