

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 10,421–20,842 sq ft prominently located in Bracknell – providing the flexibility and local amenities that modern businesses require.





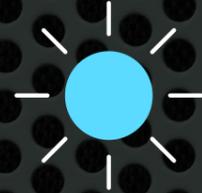
Featuring a bright and welcoming reception area that leads directly onto a full height glassed-roofed atrium and business lounge.







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



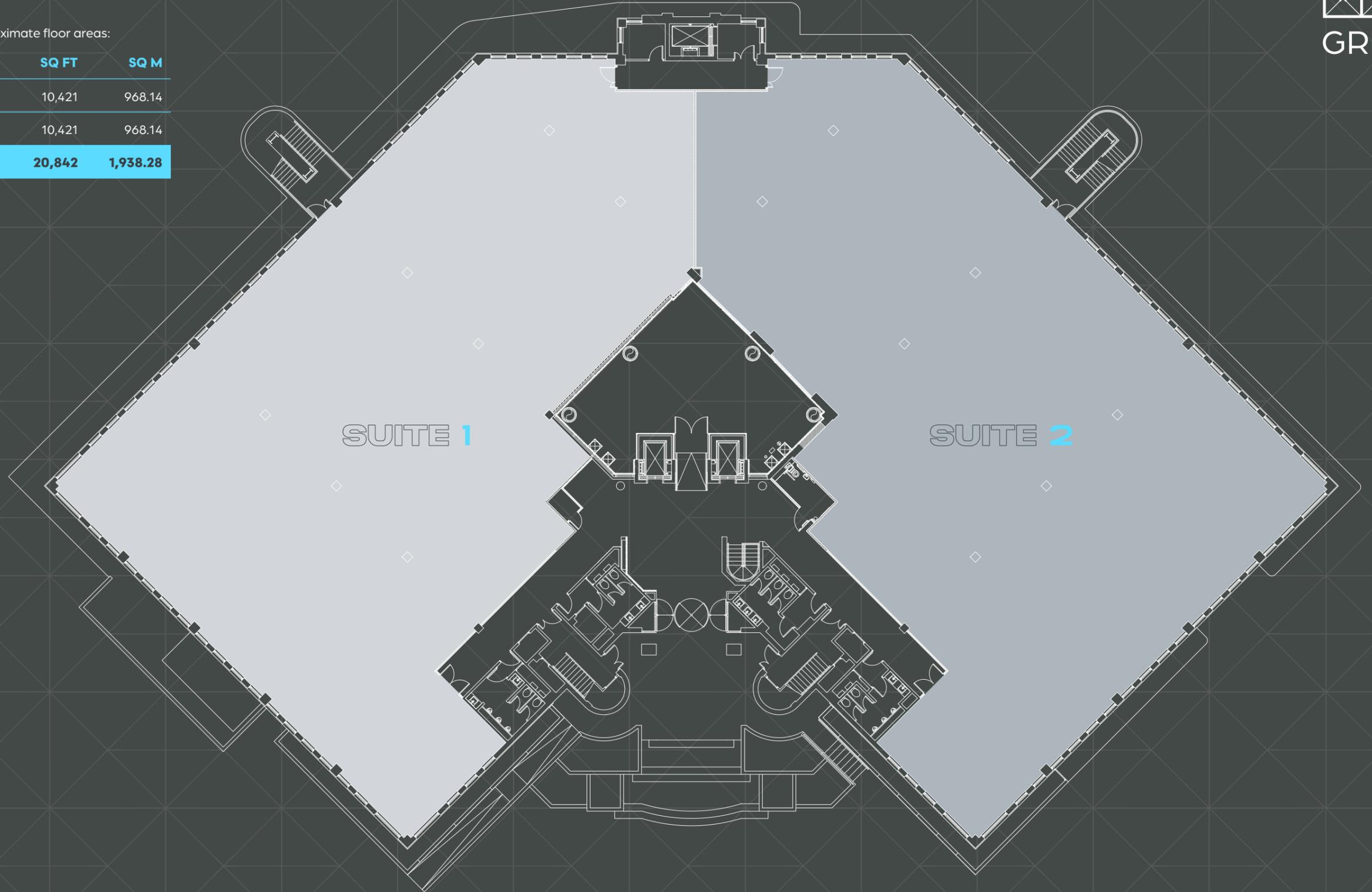
CONNECT
COLLABORATE
CREATE



ACCOMMODATION

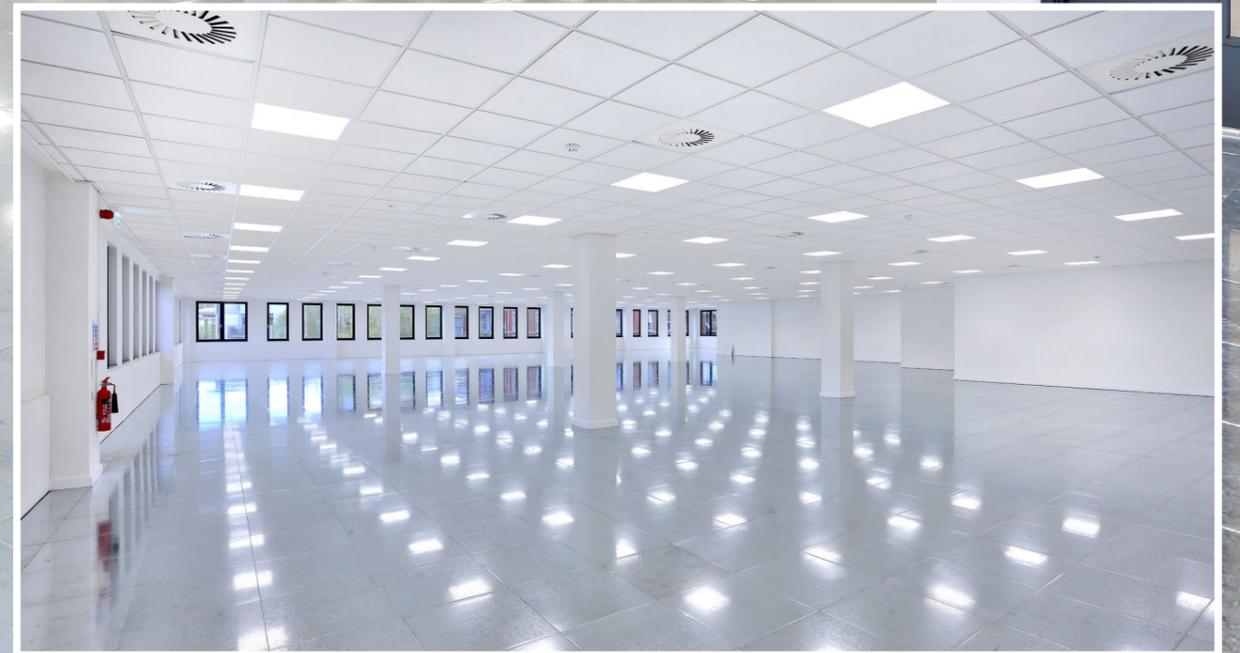
Comprises the following approximate floor areas:

| | SQ FT | SQ M |
|-----------------------|---------------|-----------------|
| Ground Floor Suite 1 | 10,421 | 968.14 |
| Ground Floor Suite 2 | 10,421 | 968.14 |
| TOTAL (approx) | 20,842 | 1,938.28 |





OPEN
GRID





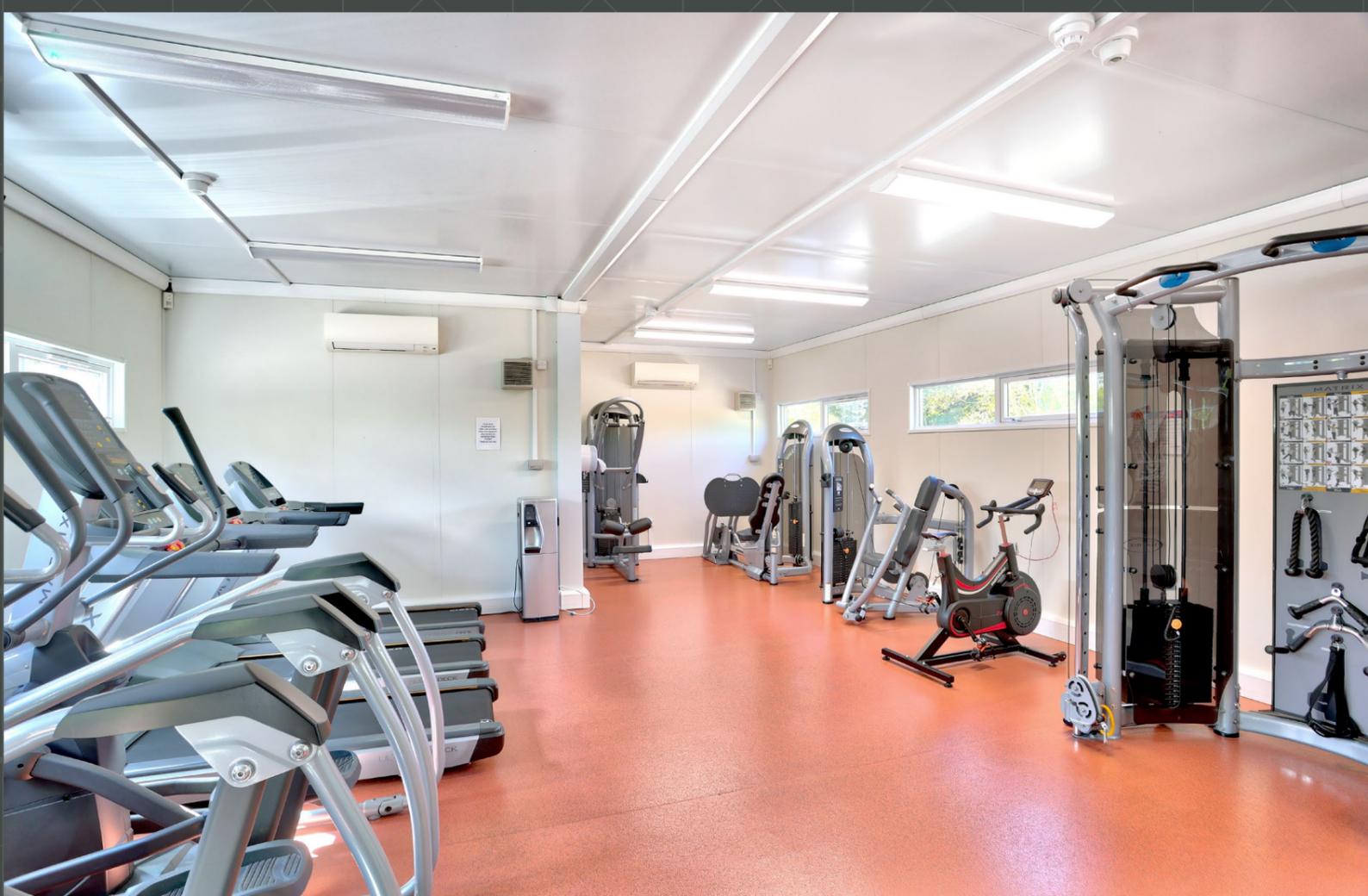
Showers & lockers



Fully fitted gym



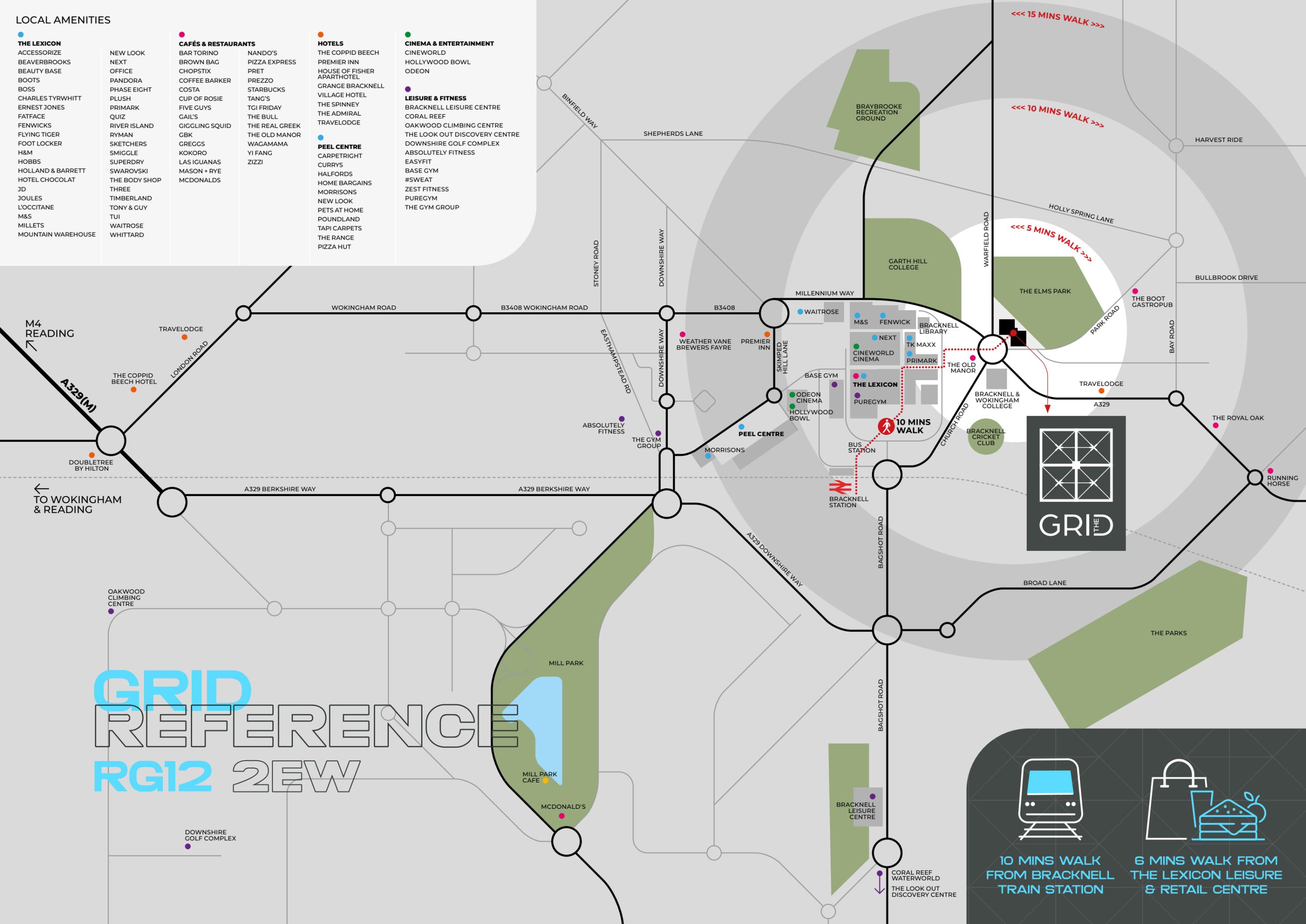
TRAINING GRID





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
- 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
- HOTELS**
THE COPPID BEECH
PREMIER INN
HOUSE OF FISHER APARTHOTEL
GRANGE BRACKNELL
VILLAGE HOTEL
THE SPINNEY
THE ADMIRAL
TRAVELODGE
- 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
- PEEL CENTRE**
CARPETRIGHT
CURRYS
HALFORDS
HOME BARGAINS
MORRISONS
NEW LOOK
PETS AT HOME
POUNDLAND
TAPI CARPETS
THE RANGE
PIZZA HUT
- NEW LOOK**
NEXT
PANDORA
PHASE EIGHT
PLUSH
PRIMARK
QUIZ
RIVER ISLAND
RYMAN
SKETCHERS
SMIGGLE
SUPERDRY
SWAROVSKI
THE BODY SHOP
THREE
TIMBERLAND
TONY & GUY
TUI
WAITROSE
WHITTARD



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



Ferwick



PRIMARK

M&S
EST. 1884

WHSmith

NEXT

FLYING TIGER
COPENHAGEN

FUEGO



MASON + RYE

HOTEL
Chocolat.



T.K. MAXX

TIMPSON



Boots

wagamama

FIVE GUYS

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 |

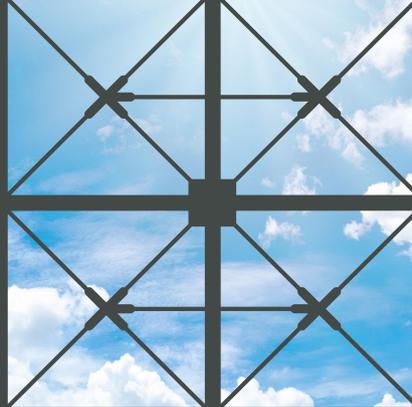
GRID CONNECTIVITY

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^{THE}

BRACKNELL RG12 2EW

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

Guy Parkes
gparkes@vailwilliams.com
07788 188874

Luke Storey
lstorey@vailwilliams.com
07545 803419

 **bray
fox
smith** brayfoxsmith.com
020 7629 5456

Richard Harding
richardharding@brayfoxsmith.com
07730 817 019

Matthew Smith
matthewsmith@brayfoxsmith.com
07436 976 049

THEGRIDBRACKNELL.CO.UK

Vail Williams and Bray Fox Smith for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. 3. No person in the employment of Vail Williams or Bray Fox Smith has any authority to make any representation or warranty whatsoever in relation to this property. 4. Rents quoted may be subject to VAT in addition. June 2025