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**EXCELLENT
SUSTAINABILITY
CREDENTIALS**

SOLAR-PV PROVIDING AN ANNUAL
UTILITY SAVING OF **£10,000**

Coming Q4 2026

**URBAN
BOX**

NEW HIGH-SPEC WAREHOUSE
45,680 SQ FT
(52,910 SQ FT INC. MEZZANINE)

**UP TO
1MVA
POWER
SUPPLY**

Arlington Square | Downshire Way | Bracknell | RG12 1WA

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URBAN
BOX

INDICATIVE CGI

NEW HIGH-SPEC WAREHOUSE UNIT
WITH EXCELLENT CONNECTIVITY

INTRODUCING URBAN BOX BRACKNELL

AREA SCHEDULE (GEA)

	sq m	sq ft
Warehouse	3,288	35,400
First & Second Floor Offices	954	10,280
Optional Mezzanine	672	7,230
Total without mezzanine	4,242	45,680
Total with mezzanine	4,914	52,910

URBAN BOX Bracknell offers a rare opportunity to secure a high-quality new logistics unit in a well-established commercial location. Positioned within Arlington Square, the development benefits from an established business park setting with immediate access to the A329(M) and onward routes to Reading, the M4, the M3 and London.

The proposed unit will offer high-spec, energy-efficient space with generous yard provisions, modern office accommodation, and excellent parking.



TOTAL SITE:
2.3 ACRES



3 DOCK LEVEL &
2 LEVEL ACCESS DOORS



35M YARD DEPTH



SECURE SITE



UP TO 1MVA
POWER SUPPLY



MEZZANINE FLOOR
AVAILABLE



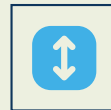
81 CAR PARKING
SPACES



EV CHARGING



FLOOR LOADING
50KN/M²



MIN EAVES
HEIGHT 10M



SITE AREA 2.3 ACRES (0.92 HA)

POTENTIAL OF INSTALLING A MEZZANINE OF 7,230 SQ FT.
TOTAL SIZE WITH MEZZANINE: 52,910 SQ FT.

URBAN BOX

SUSTAINABILITY CREDENTIALS

DESIGNED FOR A NET ZERO FUTURE

A Net Zero Ready building aligned with the UKGBC Net Zero Carbon Buildings Framework.

On-site PV panels will generate around 36,500 kWh per year, providing renewable, cost-free electricity and saving an occupier approximately £10,000 per annum on energy costs.

The proposed unit will offer high-spec, energy-efficient space with generous yard provisions, modern office accommodation, and excellent parking.



SUSTAINABLE DESIGN



- 64 KWP SOLAR-PV ARRAY (260 SQ M)
- ROOFLIGHTS PROVIDING MINIMUM 15% COVERAGE
- BASE SPECIFICATION DESIGNED FOR NET ZERO IN CONSTRUCTION AND OPERATIONALLY NET CARBON ZERO READY
- BMS-CONTROLLED BUILDING SYSTEMS
- LED LIGHTING
- 45% REDUCTION IN REGULATED CO₂ EMISSIONS TARGETED
- FAST EV-CHARGERS (TYPICAL CHARGE TIME 2-4 HOURS)



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LOCATION

URBAN BOX



URBAN BOX Bracknell is strategically located on Downshire Way within Arlington Square, less than a mile from Bracknell town centre and train station. It offers rapid access to the A329(M), linking directly to the M4 (J10), with swift connections to Reading, Heathrow, and Central London. The M3 (J3) is also just 15 minutes away, offering additional southern access. Bracknell is ideally placed for regional and national distribution and is home to a range of major corporate and logistics occupiers.

Destination	Miles	Drive Time (mins)
Bracknell Town Centre	0.9	1
M4 Junction 10	4	8
M3 Junction 3	7	15
Reading	12	20
Heathrow Airport (T5)	22	30
Oxford	43	60
Southampton	46	65
Central London	37	90
Bristol	80	90

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 12/25

SAT NAV: RG12 1WA



FURTHER INFORMATION

For further details or to discuss this opportunity:

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