

HYPERION HOUSE

Old Bracknell Lane West | Bracknell | RG12 7AH



FREEHOLD SITE FOR SALE



0.83 Acres Site
Existing Office Building: c.15,000 sq ft

HIGHLIGHTS

- Highly prominent site fronting the A329(M) at the southern gateway to Bracknell.
- Bracknell Town Centre and rail station are within a 5-10 minute walk.
- New retail and food quarter at the Lexicon Shopping Centre.
- A vibrant and well-connected town in Berkshire within 1 hour of London, Oxford and the South Coast.
- Site area of c.0.83 acres inclusive of the office building, extending to c.15,000 sq.ft.
- Potential for various redevelopment or refurbishment opportunities (subject to planning).
- Allocated for residential uses under the Bracknell Forest Local Plan 2020-2037.
- Freehold (Title No. BK188958) with Vacant Possession.

PROPOSAL

Offers are invited for the Freehold interest with vacant possession. Unconditional offers are preferential.



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DORCHESTER
MANSIONS
(RESIDENTIAL)

BRACKNELL BEECHES
DEVELOPMENT
(RESIDENTIAL)


TWIN BRIDGES
ROUNDBOUT

LOCATION


Located in the thriving town of Bracknell, Berkshire, Hyperion House offers an exceptional business and residential location that combines accessibility, modern amenities, and a dynamic environment.

Situated in a prime area within close proximity to Bracknell’s town centre, the property benefits from a wealth of local services, retail outlets, dining options, and leisure facilities, all within a short walk. Bracknell is renowned for its excellent transport connectivity, with Bracknell Railway Station providing direct services to London Waterloo and Reading along with other key regional destinations, making it an ideal base for commuters. Additionally, Hyperion House is easily accessible via major road networks, including a direct link to to M4 (5 miles via the A329 (M) and to the M3 (6 Miles).

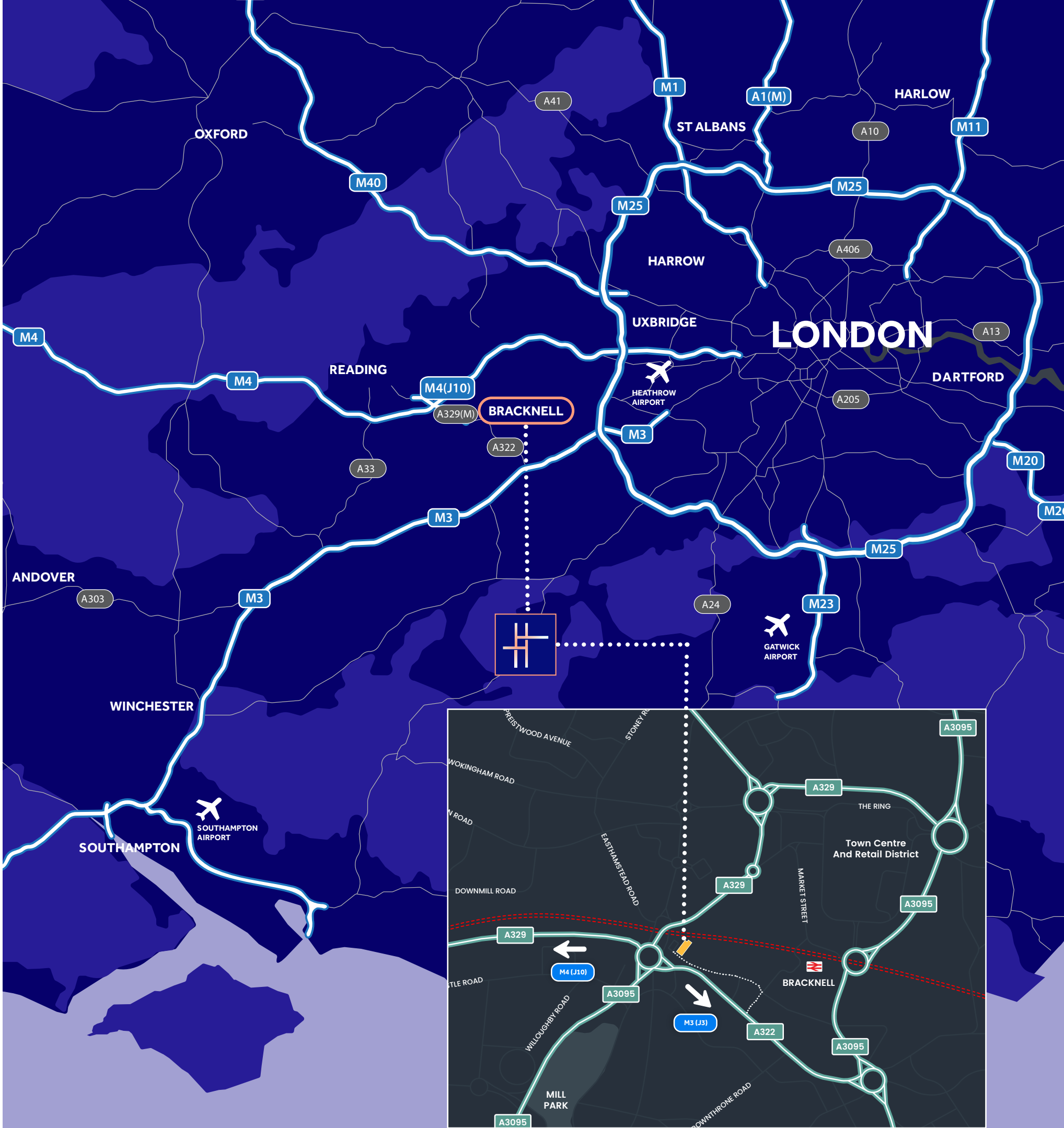
CONNECTIVITY



ROAD	Miles
M4 (J10)	6.1
M3 (J3)	5.7
READING	12.9
LONDON	33.3
SOUTHAMPTON	54.2



AIRPORTS	Drive Times (mins)
HEATHROW	20.8
GATWICK	45.2
BRISTOL	54.2



DESCRIPTION

Hyperion House presents a unique opportunity for developers to acquire a 0.83-acre site in Bracknell, offering substantial potential for redevelopment. The property currently comprises a steel-constructed office building over two floors in its own self contained and secure site with a total of 65 car parking spaces.

The site provides an ideal opportunity for redevelopment, allowing for a range of potential uses subject to planning permissions. The site benefits from excellent accessibility, situated off Old Bracknell Lane West, and provides direct access to both the M4 (J10) and M3 (J3) motorways, offering seamless connections to major business hubs and transport networks across the region. With its well-positioned location in a fast-evolving area, Hyperion House offers immense potential for commercial, residential, or mixed-use development. Whether for residential units, care facilities, storage, this site offers flexibility and significant upside in a regenerated and dynamic part of Bracknell. There is significant new development under construction around the site.





OCCUPATIONAL MARKET

The Bracknell office market is incredibly resilient, driven by its strategic location, low vacancy rate and competitive rents and pricing. Situated between both the M4 and M3 corridors, Bracknell is a top tier business destination and an attractive location for companies looking for office space outside of London and Reading, particularly in the tech, telecommunications, and professional services.

BUSINESS SECTORS

Bracknell has been known for decades as a hub for the Information Technology and telecommunications sectors, with Vodafone, Fujitsu and 3M having major headquarters in the town. Today the business sectors are increasingly diverse from the Pharmaceutical industry represented by Eli Lilly and the food sector championed by Waitrose who have their UK HQ in Bracknell. The presence of these major multinational companies has had a ripple effect, attracting businesses in supporting industries such as software development, IT services, and digital innovation. The office market also attracts a range of other sectors, including professional services (law firms, accounting practices, financial services).



RESIDENTIAL MARKET

Bracknell's residential property market continues to demonstrate robust growth, underpinned by strategic regeneration initiatives and its appeal as a commuter hub. As of December 2024, the average house price in Bracknell Forest stood at £406,000, marking a 3.1% increase from the previous year. Notably, semi-detached properties experienced a 4.1% rise and flats a 2.9% rise while detached homes saw a 1.7% uptick. The average price paid by first-time buyers at £332,000 in December 2024, up 3.6% from the previous year. The town's ongoing transformation has significantly enhanced its attractiveness to both buyers and investors, with prices in Bracknell are forecasted to rise by 3-4% in 2025.

TOWN CENTRE OFFICE DEMANDS

Bracknell Town Centre is attracting the majority of office demand due to its easy access to retail and leisure amenities and the rail and coach hub aligned with the requirements of the Hybrid working model, adopted by most companies. Occupiers want well connected locations, close to amenities like restaurants, cafes, retail, cinema, a choice of gyms and other leisure offerings. Small to medium-sized enterprises (SMEs), in particular are preferring town centre locations to attract talent to vibrant environments, with the convenience of everything on its door-step and very easy to access via train, a short walk away, road, being 5-6 minutes from the M4 and M3.

SUPPLY

Grade A supply in the town is circa 350,000 sqft. Based on a 5 year average take up of 110,000 sqft per annum, this would equate to 3.2 years remaining supply of office stock. Almost all take up has been for best in class or Grade A quality.

RENTS

Grade A office space in Bracknell is guiding between £29 per sqft to £36.50 per square foot for the best in class schemes. There is very limited supply of new or refurbished space in the pipeline. With Grade A rents in nearby Reading achieving between £42.50 - £55 per sqft, this demonstrates that Bracknell represents incredible value and shows strong potential for future rental growth.

ALTERNATIVE USES

The site has potential for alternative uses, including residential and industrial redevelopment. There is less than 12 months supply of industrial/ logistics property remaining based on 10 year average take up levels. In terms of residential, nearby, Weston Homes are developing 349 one and two bed apartments of up to 17 storeys, on a former office park site and the subject site has allocations for residential redevelopment in the local plan.

FURTHER INFORMATION



TENURE

Freehold

DATA ROOM

Data room access is available on request via Vail Williams.

EPC

EPC Rating: D - 99

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

VAT

This property is not elected for VAT.

PROPOSAL

Offers are invited for the Freehold interest with vacant possession. Unconditional offers are preferential.

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

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