

Western Road, Bracknell, RG12 1RF
///outfit.faded.trials

EXCEPTIONAL SPACE. EXCEPTIONAL SAVINGS.
LOW TOTAL OCCUPANCY COSTS
NEW QUOTING RENT: £25.00 PER SQ FT



**Western
Peninsula**

4,400 - 9,000 sq ft
Grade A Fitted Workspace
westernpeninsula.co.uk

Western Peninsula offers contemporary workspace in Bracknell's business district.

4,400 - 9,000 sq ft of newly fitted and thoughtfully refurbished, Grade A accommodation designed for flexibility and the modern occupier.





▼
The 2nd floor has been comprehensively refurbished and fitted to meet the demands of modern businesses.

Specification



Double height
reception



Great parking ratio
1:215 (40 spaces)



VRF air
conditioning



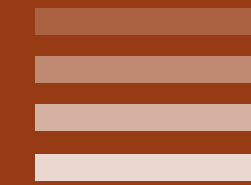
New LED
light fittings



Shower and changing
facilities onsite



Onsite cycle
storage



Full access
raised floors



EPC
rating B 39



New metal suspended
ceiling tiles



Elevate superfast
internet connectivity



Low total
occupancy costs

The Club Room



The Club Room has been thoughtfully designed to offer a space for collaboration and recreation away from your desk. This social space provides options for both work and play with a pool table that doubles as a meeting room table.



Workspace

A 'Day 1' fit out has been delivered with the ability to allow occupiers to customise the space to 'Day 2'



Second Floor

8,999 sq ft / 836 sq m

Day 1 fit out

- 40 x workstations
- 2 x 9 person hot desking
- 2 x 10 person meeting rooms
- 4 x 2 person meeting rooms
- 4 x 4 person casual meeting spaces
- 2 x 2 person casual meeting spaces



Club Room

520 sq ft / 48 sqm

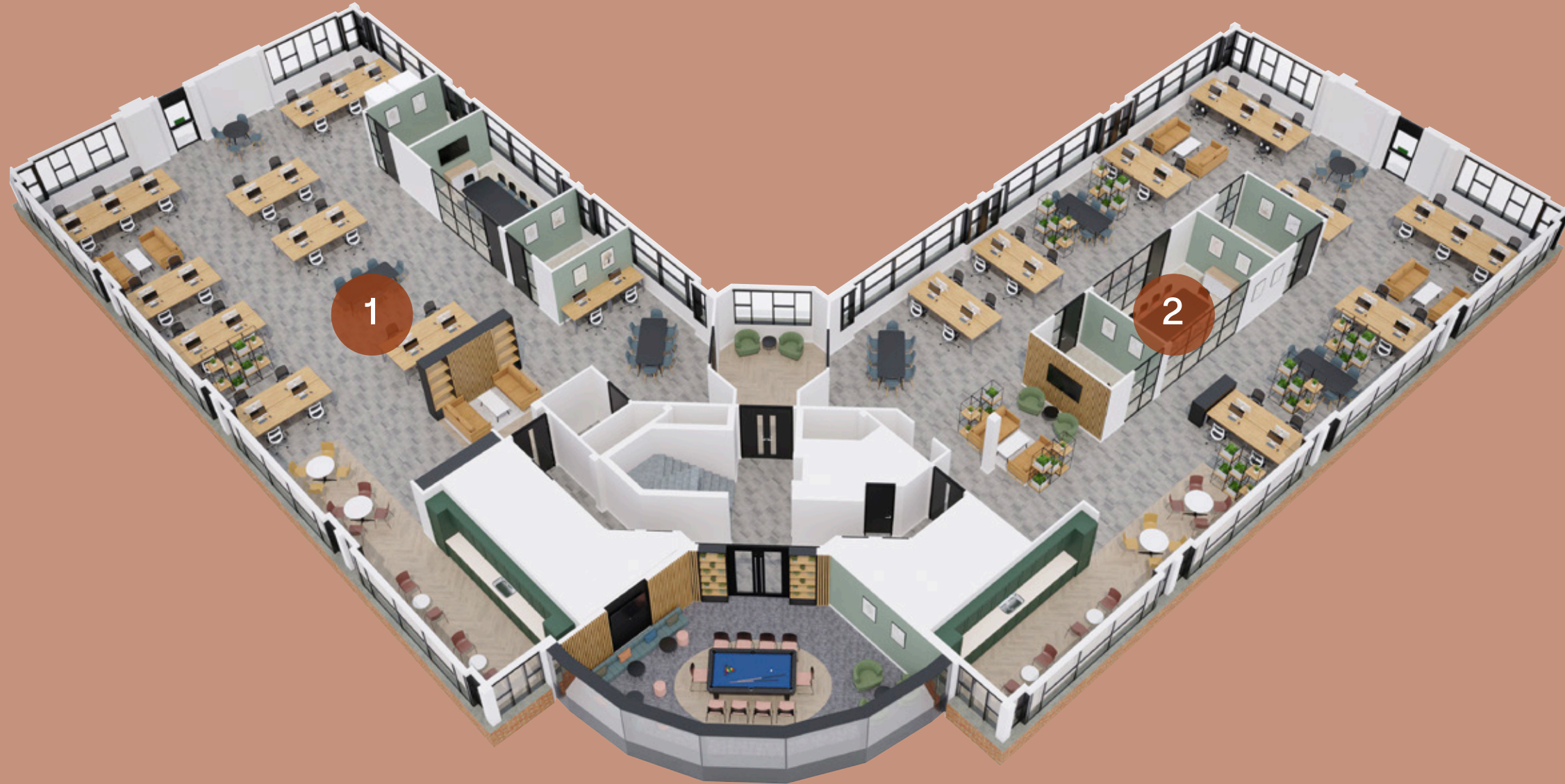




► **Second Floor**
8,999 sq ft / 836 sq m
Day 2 fit out

- 74 x workstations
- 2 x 10 person hot desking
- 2 x 9 person hot desking
- 3 x 8 person hot desking
- 2 x 10 person meeting rooms
- 4 x 2 person meeting rooms
- 9 x 4 person casual meeting spaces
- 3 x 2 person casual meeting spaces

► **Club Room**
520 sq ft / 48 sqm



► **Second Floor Suite 1**
4,004 sq ft / 372 sq m

- 38 x workstations
- 1 x 10 person meeting room
- 2 x quiet / zoom rooms
- 1 x breakout area
- 2 x collaboration areas
- 2 x phone booths
- 1 x informal meeting area
- 2 x sofa seating
- 1 x print and copy room

Second Floor Suite 2
4,187 sq ft / 389 sq m

- 36 x workstations
- 1 x 10 person meeting room
- 2 x quiet / zoom rooms
- 1 x breakout area
- 3 x collaboration areas
- 1 x informal meeting area
- 3 x sofa seating
- 32 x lockers

► **Club Room**
520 sq ft / 48 sqm



Amenity

 GREGGS

for M&S

WAITROSE
& PARTNERS

★ cineworld

Fenwick

Premier Inn 

 Morrisons

ODEON

L'OCCITANE
EN PROVENCE

wagamama



▼
Bracknell town centre has undergone a multi-million pound regeneration comprising new shops, leisure facilities and public spaces.



SWAROVSKI

Waterstones

next

Zizzi

HOTEL
Chocolat.

Nando's
PERI-PERI CHICKEN

OFFICE

las
IGUANAS



► The Lexicon offers fabulous shopping, the very best in women's fashion and men's clothing stores, a 12 screen cinema, and many places to eat, from pizza to burgers, Italian restaurants to Japanese and pub favourites.

A329

09



4 mins

THE
LEXICON
BRACKNELL

A3095



4 mins

Bracknell

A322

A3095

329

A3095

Mill Park

01

Western Peninsula

Bracknell Town Centre

- A 3M
- B Dell
- C Diebold Nixdorf
- D Honda
- E Evelyn Partners
- F Fujitsu
- G Boehringer Ingelheim
- H Panasonic
- I Quantum
- J Honeywell

- 01 Mill Park Café
- 02 Absolutely Fitness
- 03 House of Fisher Apart-Hotel
- 04 The Gym
- 05 M&S Simply Food
- 06 Morrisons
- 07 Premier Inn
- 08 Waitrose
- 09 Bracknell Library
- 10 Hollywood Bowl
- 11 Odeon Cinema
- 12 The Grange Hotel
- 13 Greggs

Maidenhead.19 mins
Reading21 mins
Slough25 mins
Woking30 mins
Basingstoke 32 mins

Ascot7 mins
Egham21 mins
Paddington 1hr
Slough1hr 4 mins
Windsor ..1hr 14 mins



westernpeninsula.co.uk

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