

ONE+THREE

ARLINGTON SQUARE • BRACKNELL • RG12 1WA

Highly flexible newly refurbished Grade A workspaces
enhanced by exceptional shared amenities

Suites ranging from 2,300 to 11,800 sq ft

STRENGTH IN NUMBERS





ONE

Fully fitted or open plan inspiring environments to help boost creativity & collaboration, and empower workspace culture

THREE

Stylish and modern plug & play suites or conventional open plan space for teams of all sizes

■ MORE AMENITIES ■ MORE FLEXIBILITY ■ MORE CHOICE

ONE

Exceptional shared amenities
available across both buildings

THREE



Treehouse Café offering
all day hot & cold food,
coffee and snacks



Padel court and
gym/yoga studio



Shared amenity hub
with breakout and
relaxation areas



Padel court



Cycle racks



Casual seating, social
areas, and landscaped
courtyard seating



Dedicated meeting
rooms, pods and booths



EV charging points



Shower facilities

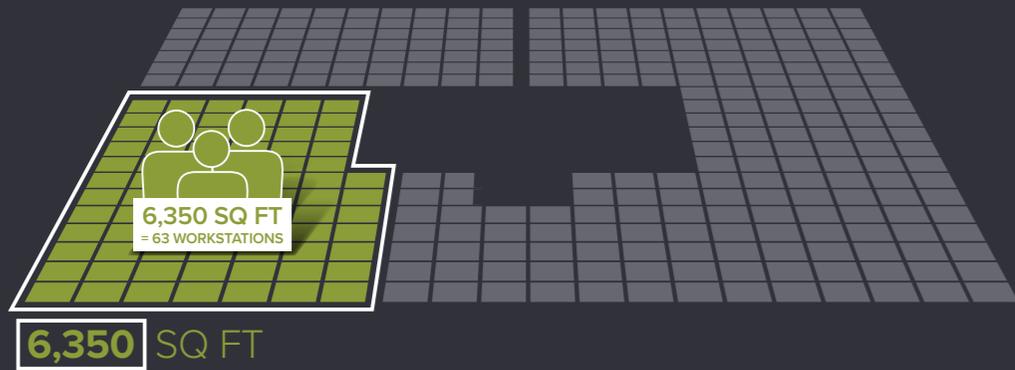


Training and
presentation spaces



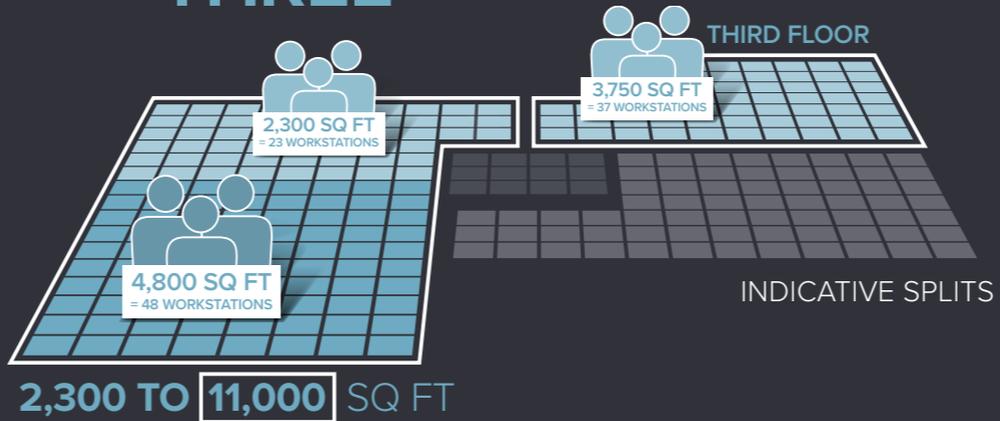
ONE

FIRST FLOOR



THREE

THIRD FLOOR



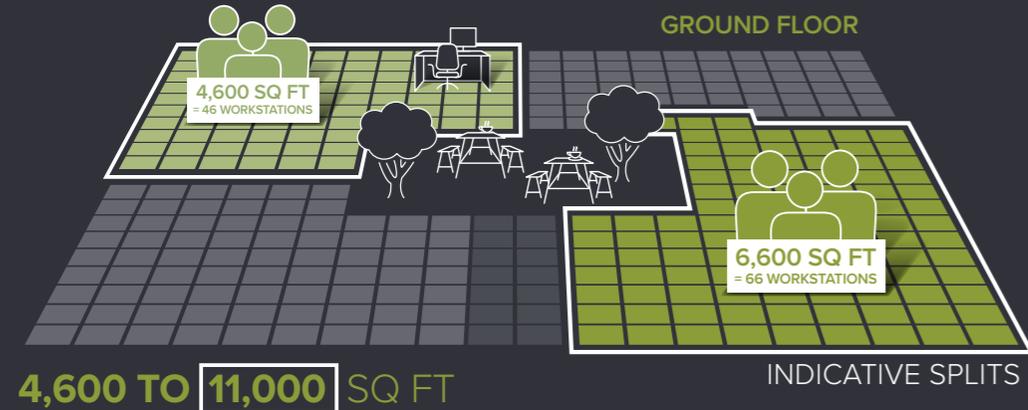
ONE+THREE = MORE FLEXIBILITY

Whatever the size of your business, we can create the ideal space.

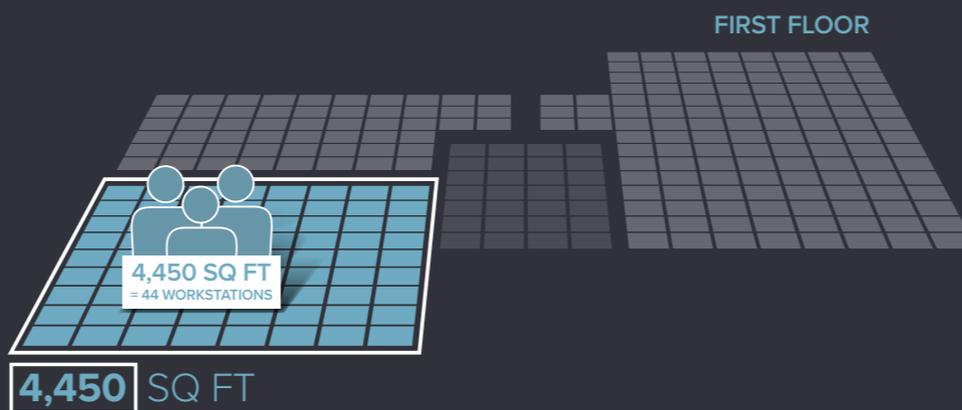
Our large, flexible floor plates can be split into suites from 2,300 sq ft to 11,000, with plug & play options.

Scan or click the QR code to use our calculator to estimate your space requirements.

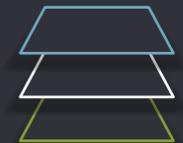
GROUND FLOOR



FIRST FLOOR

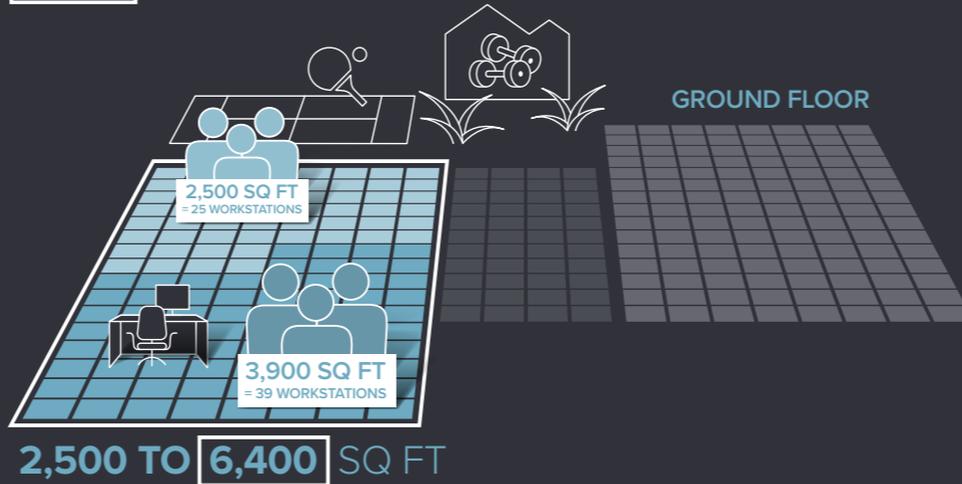


CALCULATE YOUR SPACE



FOR DETAILED PLANS VISIT THE WEBSITE

GROUND FLOOR



NUMBER OF WORKSTATIONS

Based on 1:100 sq ft per person occupational density



PLUG & PLAY FITTED SPACE OPTIONS

ONE =

ONE offers a diverse range of exceptional Grade A space featuring fully fitted and furnished suites and refurbished open plan offices.

At the heart of the building is the impressive shared amenities hub with the Treehouse Café and its varied breakout and relaxation areas, all built within a new atrium space that brought an original outdoor courtyard inside for year round use.

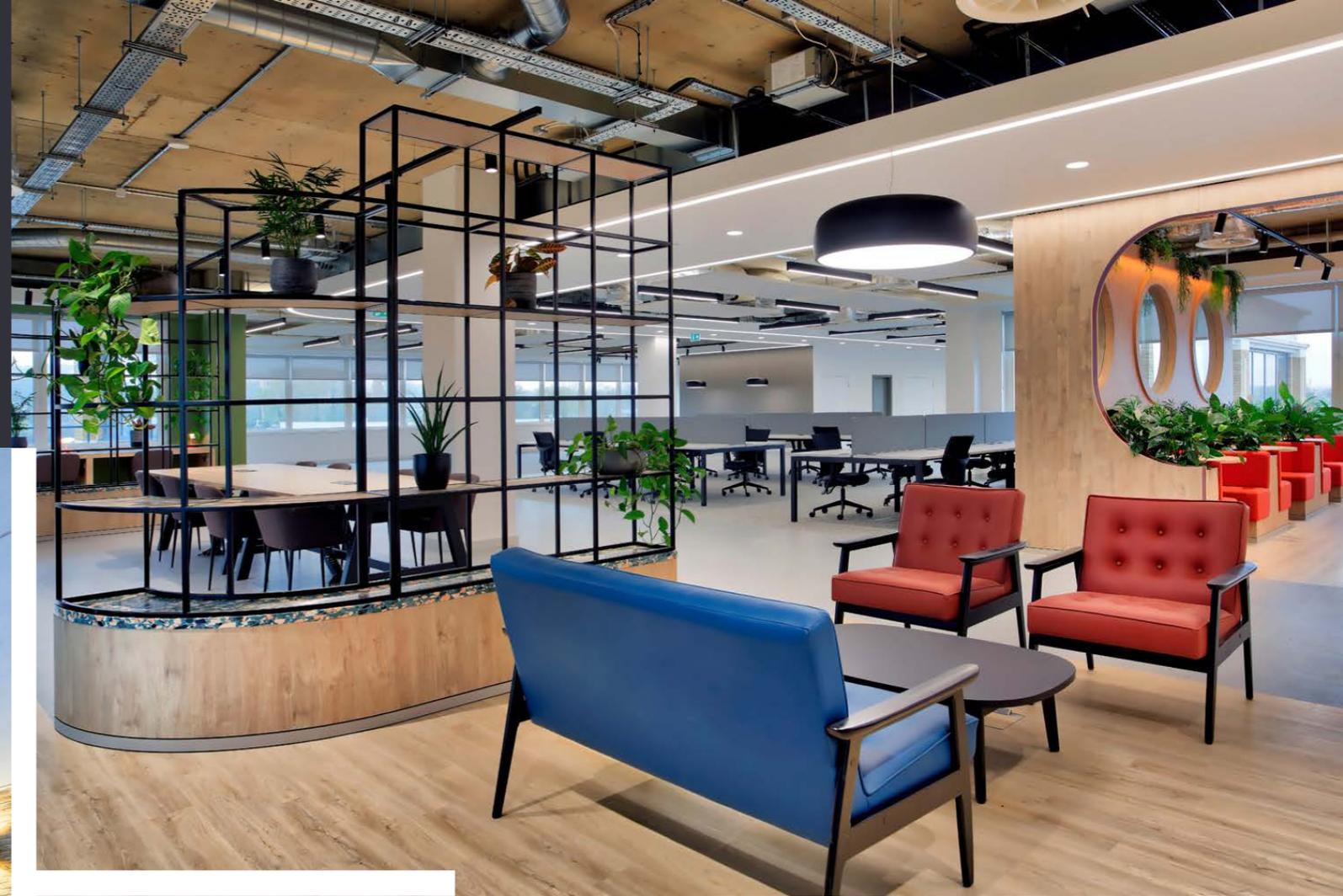






Photo shows third floor fitted suite. Ground floor will be of a similar specification.

The large, flexible floor plates in ONE can be split into suites from 4,600 to 11,000 sq ft, with plug & play fully fitted options.



-  Strong ESG credentials
-  Excellent parking ratio 1:226 sq ft
-  Full access raised floors
-  LED lighting
-  Exposed ceilings
-  3.1m floor to ceiling height
-  New air conditioning
-  Passenger lifts
-  EPC A
-  Male, female & accessible WCs



THREE =

THREE provides premium fully fitted suites in varying sizes to meet your specific requirements.

A new open and inviting arrival space leading through to a shared communal lounge and collaboration area creates the ultimate welcoming experience. From here, a newly landscaped courtyard amenity space with padel court and fitness centre can be accessed. Ideal for breaks, making the most of your lunchtimes, informal meetings, or for corporate events.





CGI



Plug & play



Excellent parking
ratio 1:226 sq ft



Full access
raised floors



LED lighting



Suspended
metal ceilings



2.8m floor to
ceiling height



Passenger lifts



Male, female &
accessible WCs



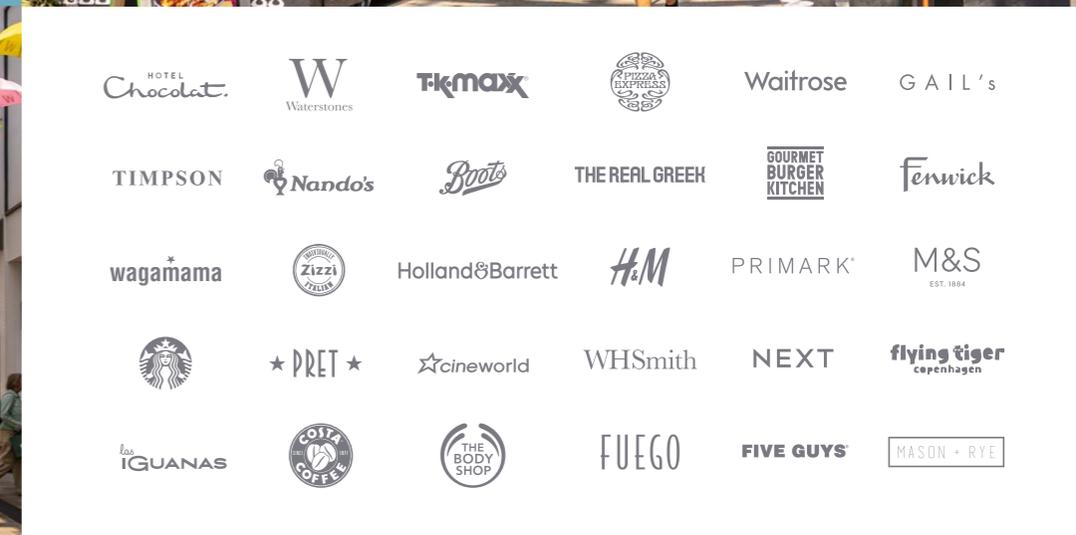
The flexible floor plates
in THREE can be split
into suites from 2,300
to 11,000 sq ft, with
plug & play options.

LOCATION

Arlington Square is situated adjacent to The Peel Centre retail park and within a short stroll of the transformed heart of Bracknell, where The Lexicon, with over 140 retail shops, restaurants and a cinema, is a perfect lunch time or after work destination.

Further investments in transport improvements, a new public realm and over 1,000 homes have transformed the town into a dynamic and vibrant location.

Out of town amenities, include leisure centres, swimming pools, golf courses and country parks, providing a wider range of activities to enjoy during free time.



An exciting location with a wide range of shopping and leisure activities



COMMUNICATIONS

Bracknell is an established Thames Valley office location, situated just 32 miles from Central London and providing excellent communication across the region.

Arlington Square is situated just an 8 minute walk from Bracknell train and bus stations. The town's mainline station provides regular services to key destinations, including London Waterloo and Reading.

The M4 motorway (Junction 10) is within 5 miles via the A329(M) and the M3 (Junction 3) is approximately 6 miles away, each providing easy access to London and other destinations in the south. Heathrow Airport is approximately 30 minutes drive away via the A4.



Just a 8 minute walk to Bracknell town centre



“

The move has been a resounding success. **Exceptional facilities** including the **gym, padel courts**, and the **Atrium Cafe** – an ideal setting for lunch, meetings, and informal break out sessions – plus **surrounding green spaces, seating areas, and fountain** create a unique environment rarely found in a town centre location. The landlord and management team ensured a seamless transition and continue to provide excellent day-to-day support. One Arlington Square was the best workplace we viewed, and the staff are delighted with our choice.

”

Liz Thorn
UK People Operations Manager

“

What we love most about One Arlington Square is the **abundance of natural light and the bright, airy atmosphere** – it creates a real sense of **calm and focus** throughout the working day. The **central atrium is a fantastic feature too** – it's become our go-to spot for informal catch-ups, impromptu meetings, or simply to enjoy a coffee in a relaxed, open setting.

”

Joe Cram
Scholl

ONETHREEARLINGTONSQ.CO.UK

For further information and to arrange a viewing please contact the joint agents:

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