



**PART OF 2ND FLOOR, ONE ARLINGTON SQUARE,
BRACKNELL, RG12 1WA**

OFFICE TO LET

2,800 SQ FT (260.13 SQ M)



Summary

Fully Fitted Space in One Arlington Square Available via Assignment or Surrender

Available Size 2,800 sq ft

EPC Rating Upon enquiry

- 12 Car Parking Spaces
- 8 minute walk to Bracknell town centre
- Passenger lifts
- New air conditioning
- 3.1m floor to ceiling height
- LED lighting
- Full access raised floors
- Strong ESG credentials
- Available via Assignment or Surrender with a lease end in March 2030



Location

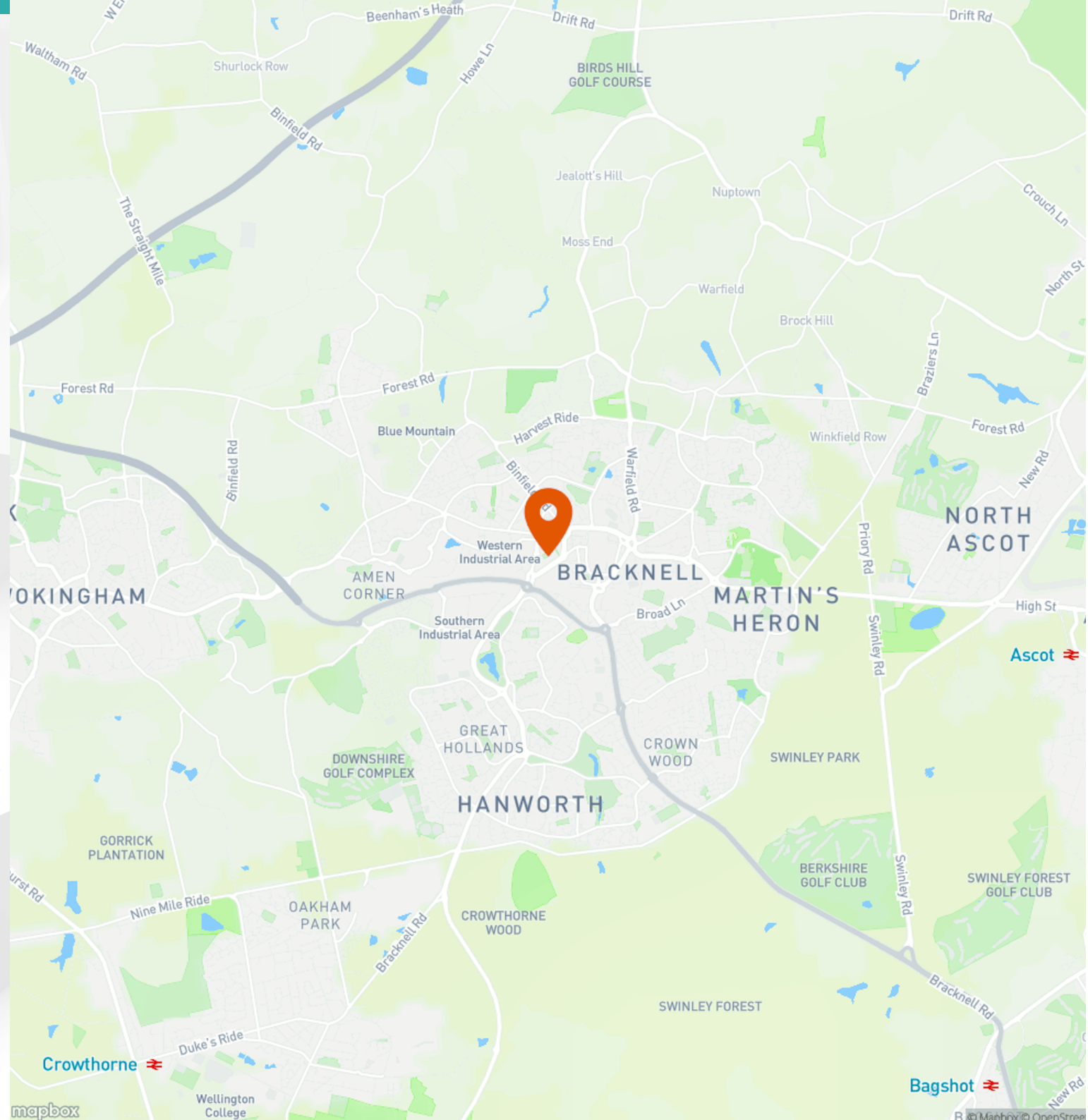


**Part of 2nd Floor One
Arlington Square, 1 Arlington
Square, Bracknell, RG12 1WA**

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 range of activities to enjoy during free time.





CONNECT

Further Details

Description

Part of 2nd Floor, is a fully fitted and furnished suite in the stunning One Arlington Square. The suite is available by assignment or surrender. It comes with 12 parking spaces and is only an 8 min walk from Bracknell town centre.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Part of 2nd Floor	2,800	260.13	Available
Total	2,800	260.13	

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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Enquiries & Viewings



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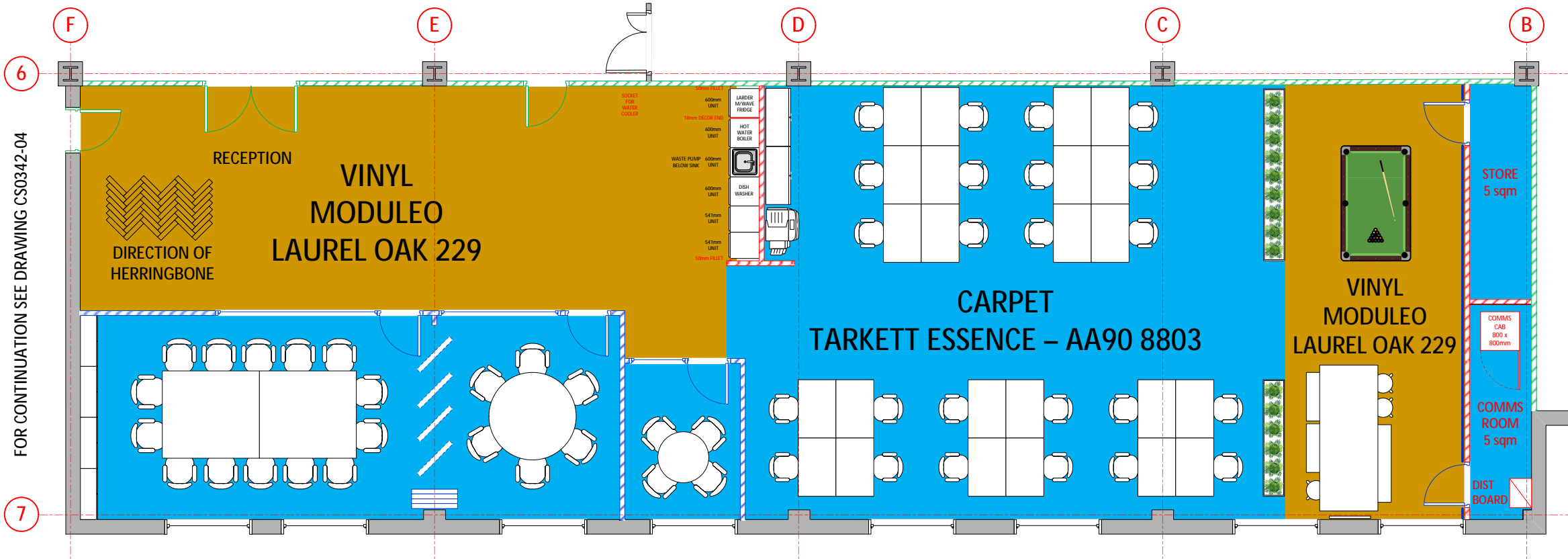
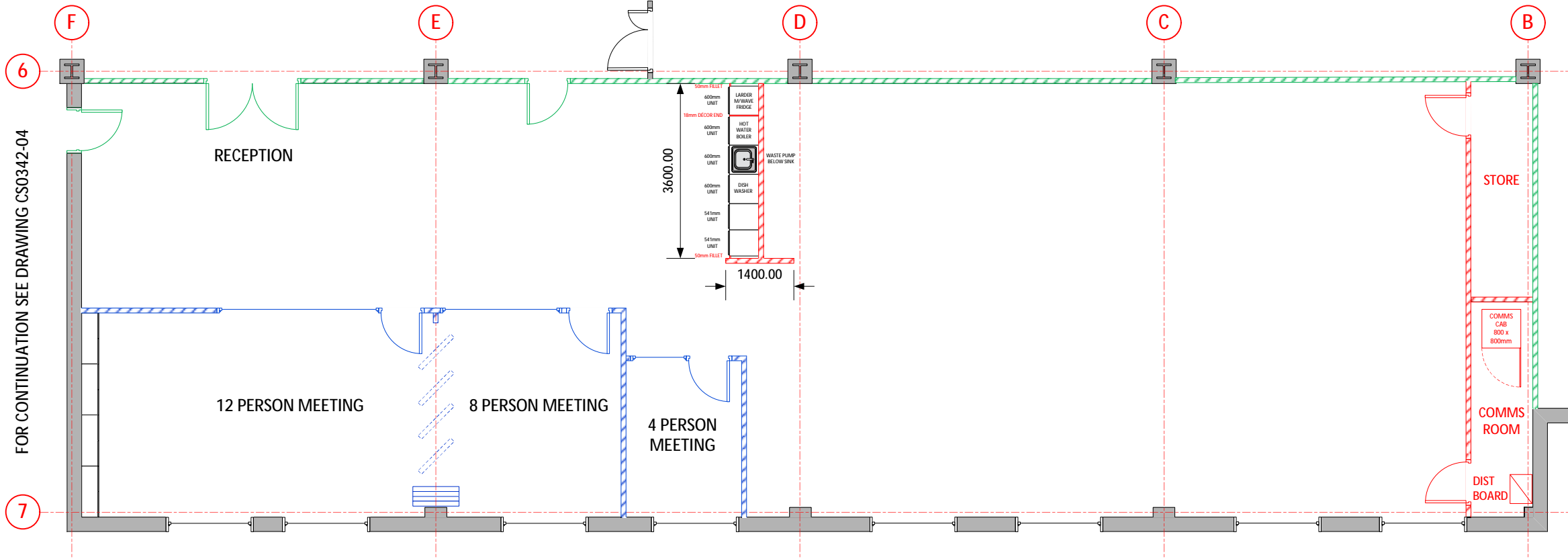
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GENERAL NOTES

This drawing is to be read in conjunction with all related drawings.
 Do not scale from this drawing.
 All dimensions must be checked and verified on site before commencing any work or producing shop drawings.
 The originator should be notified immediately of any discrepancy.
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- KEY:**
-  EXISTING PARTITIONING OF 50mm STUD WITH 2 LAYERS OF 12.5mm PLASTERBOARD TO REMAIN
 -  EXISTING DOUBLE GLAZED PARTITIONING TO REMAIN
 -  NEW PARTITIONING OF 70mm STUD WITH 1 LAYER OF 15.0mm SOUNDBLOC PLASTERBOARD SLAB TO SLAB
 -  NEW PARTITIONING OF 70mm STUD WITH 1 LAYER OF 12.5mm PLASTERBOARD FROM RAISED ACCESS FLOOR TO UNDERSIDE OF CEILING
 -  **DOOR A**
NEW FIRE RATED GLAZED ENTRANCE 1nr DOUBLE DOOR SET @ 2600mm HIGH x 1900mm WIDE
 -  **DOOR B & C**
NEW 2040x926x44mm SINGLE SOLID CORE DOOR CONCEALED BEECH LIPPINGS TO ALL EDGES COMPLETE WITH 1500x150x7.2mm PYROGUARD GLASS FITTED WITH HOCKEY STICK TYPE GLAZING BEADS AND GLAZING TAPE
 -  **DOOR D & E**
NEW 2040x838x44mm SINGLE SOLID CORE PAINT GRADE DOOR COMPLETE WITH FRAME AND ARCHITRAVES FITTED WITH LEVEL HANDLE AND LOCK
 -  CARPET TILES – TARKETT ESSENCE AA90 8803
 -  VINYL FLOORING – MODULEO LAUREL OAK 229 – HERRINGBONE DESIGN
 -  WALL COLOUR – DULUX SAPPHIRE SALUTE EASYCARE VINYL MATT – TO OFFICE SIDE ONLY – INTERNAL ROOMS IN WHITE
 -  DOOR COLOUR – DULUX CHIC SHADOW QUICKDRY SATINWOOD



 Construction & Shopfitting Ltd Unit 14 Abbotts Business Park Primrose Hill, Kings Langley Hertfordshire, WD4 8FR	SIZE	DWG NO	DWG TITLE		REV
	A3	CS0342-07	Level 2 Connect 44 Proposed Layout – Connect 44 Requirements		C
DRAWN: Richard Tibbles	ISSUED: 28.02.2025	SCALE: 1:100	1 Arlington Square	SHEET	7 OF 10