

# BRACKNELL

One Bracknell Boulevard,  
Cain Road, RG12 1WP



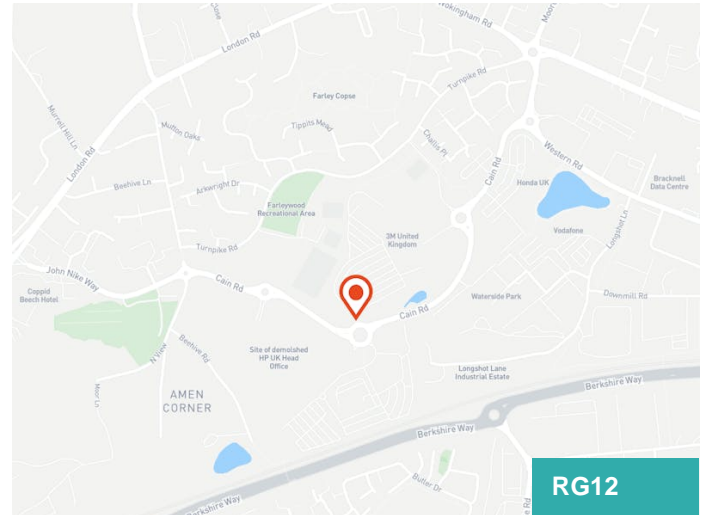
## OFFICE TO LET

**2,368 TO 12,798 SQ FT**

- Excellent Parking Ratio (1:207 sq ft)
- Large Reception Area
- Four pipe fan coil air conditioning system
- Raised floors with 140mm void
- 13 person lift
- LG7 PIR lighting
- Showers
- Bike Racks
- Secure Security Barrier

**Grade A cost-effective space with excellent parking.**

**vailwilliams.com**



## Summary

<b>Available Size</b>	2,368 to 12,798 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£8.50 per sq ft
<b>Service Charge</b>	£5 per sq ft Estimated till December 2024
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	C (74)

## Description

One Bracknell Boulevard is a Grade A office building consisting of 21,125 sq ft (1,963 sq m) over ground and first floor. There is currently a suite on the ground floor of 2,368 sq ft and first floor 10,430 sq ft, with flexibility on size ranges available.

The property is of steel frame construction, below a pitched roof with slate covering and are clad with a combination of brick and glazed curtain walling. The floor is configured in 'L' shapes with large, easily divisible floor plates and excellent levels of natural light. The ground floor benefits from a large reception with a double height glazed entrance.

## Location

Bracknell is one of the key towns within the Thames Valley with a large skilled workforce and affordable rents. The town benefits from excellent transport communications. It is located between the M4 (Junction 10) and the M3 (Junction 3), with the A329(M) and A322 providing direct dual carriageway access to the town centre. Bracknell railway station provides a twice hourly direct service to London Waterloo. Reading station, close by, provides connections to London Paddington to the east, Cardiff/ Bristol to the west and Birmingham/Oxford to the north. Heathrow Airport is easily accessed to the east via the M4.

One Bracknell Boulevard fronts Cain Road at the western end of the key office area in Bracknell. The town centre facilities and rail station are approximately 3.7 km (2.3 miles) to the east and within easy access of Coppid Beech Hotel to the West.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	10,430	968.98	Available
Ground	2,368	219.99	Available
<b>Total</b>	<b>12,798</b>	<b>1,188.97</b>	



**Andrew Baillie**  
0118 909 7400  
07502 233 770  
abaillie@vailwilliams.com



**Guy Parkes**  
01865 597 222/ 0118 909 7400  
07788 188 874  
gparkes@vailwilliams.com



**Sam Thomas**  
07775 862 193  
stthomas@vailwilliams.com

**vailwilliams.com**

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 04/12/2025





