

Capitol.

Bracknell // Berkshire // RG12 8FZ

Overview

Let's start the conversation...

Capitol Bracknell is an outstanding office campus providing refurbished office space in a reimagined working environment designed to bring your team and other like-minded tenants together. It offers excellent on-site amenities and transport connections.

The available space provides a diversity of different opportunities from space ready to be fitted through to fully fitted solutions.

The choice is yours...



10,921 sq ft of flexible Cat A space

or



14,193 sq ft of fully fitted space



Building exterior and main entrance



Reception CGI
Capitol's reimagined reception space provides an impressive welcome to the building, and the full height atrium floods the space with natural light.

Ground Floor Amenities CGI

The space offers flexible breakout and collaboration space with an on-site café - providing tenant with a healthy mix of drinks and food throughout the day.



Specification

All things considered...



Impressive Refurbished reception with 24 hour access and security



Cat A or fitted workspaces



Covered bicycle storage with 30 spaces

Fully catered on-site café



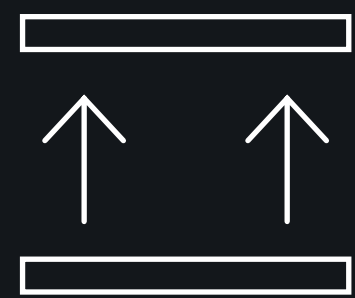
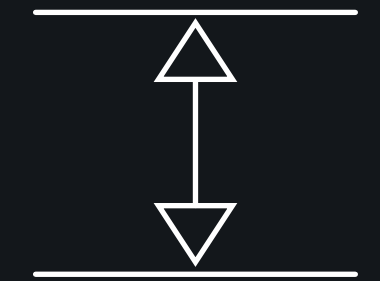
Best-in-class end of journey facilities



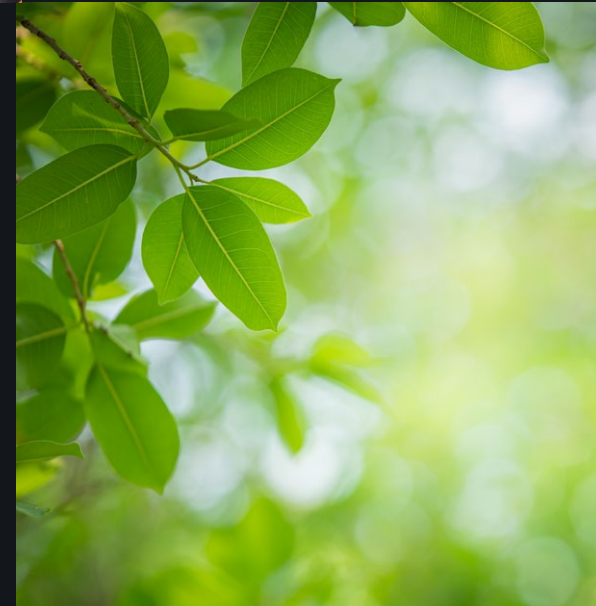
Breakout / collaborative spaces



2.7m floor-to-ceiling heights



Raised access floors



Landscaped surrounding environment



VRF air conditioning



Excellent natural light

Year-round community events programme



Good IT Infrastructure - 5 Star Ewave certified



1:200 sq ft car parking ratio



ESG Conscious Landlord





collaborate

Part 1st Floor West

The space offers 4,301 sq ft of CAT A+ workspace, perfect for those who want a vibrant working environment and to avoid some of the capital costs involved in relocating.



Space



7 person meeting room



Breakout area



Collaboration area

Kitchenette and breakout space



Capitol / Bracknell

Welcome area



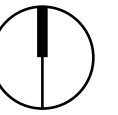
- 1 7 person meeting room
- 2 Breakout area
- 3 Collaboration area
- 4 Kitchen / breakout
- 5 Welcome area

Accommodation

Floor	Suite	Condition	Sq Ft	Sq M
1st	North	CAT A	10,921	1,014.6
	West	CAT A+	4,301	399.6
LG	-	Fully fitted	9,892	918.99
Total	-	-	25,114	2,333.19

- Cat A office
- Fully fitted office
- Core

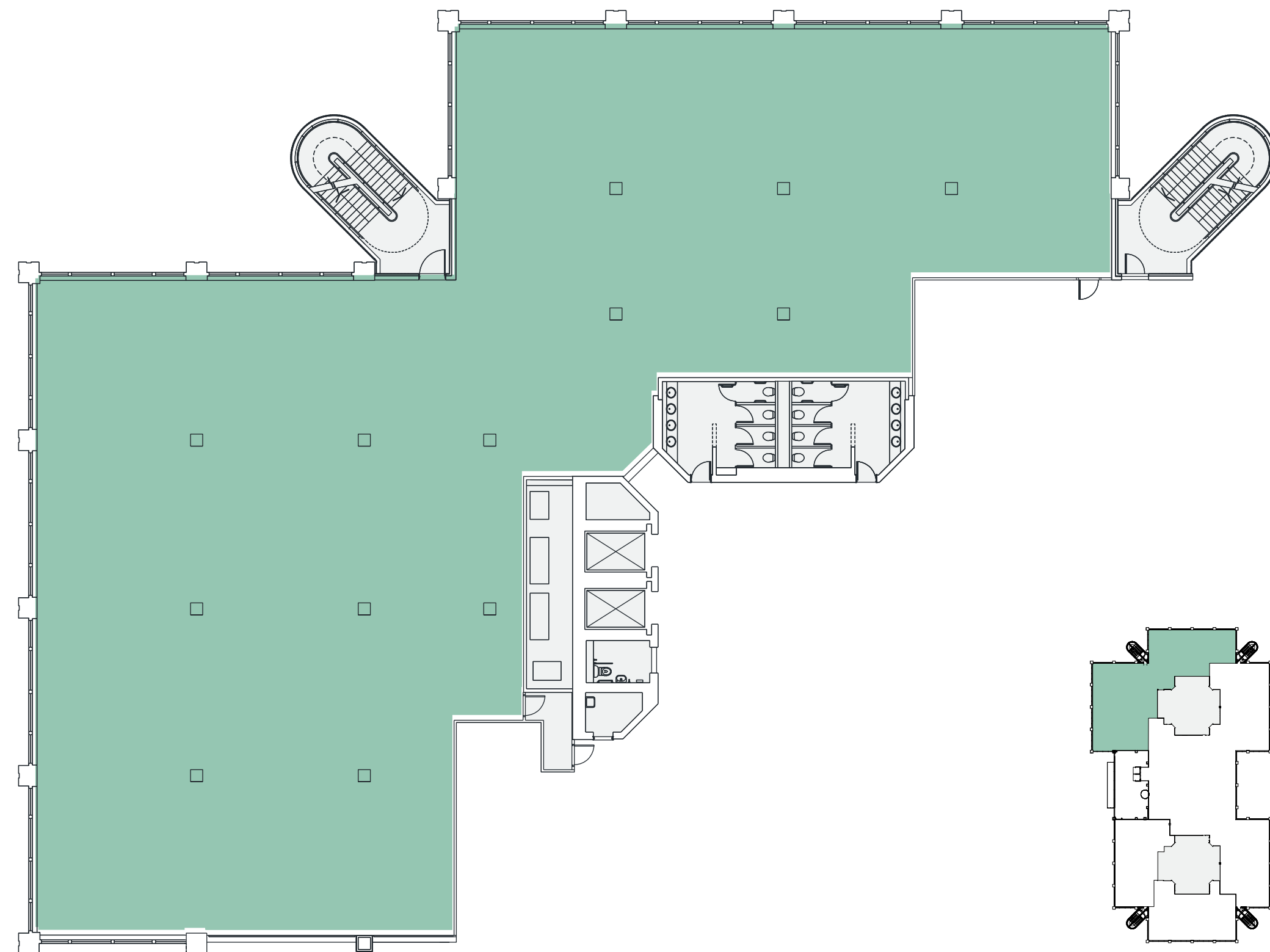
For indicative purposes only.
Not to scale.



Part 1st floor (north)

10,921 sq ft / 1014.6 sq m

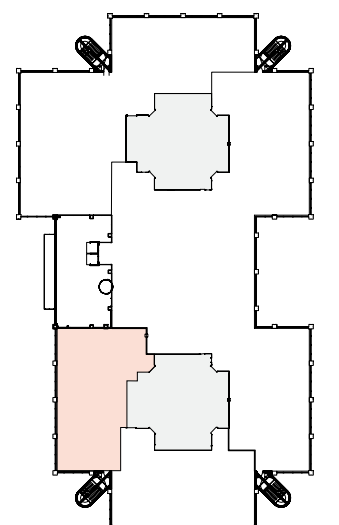
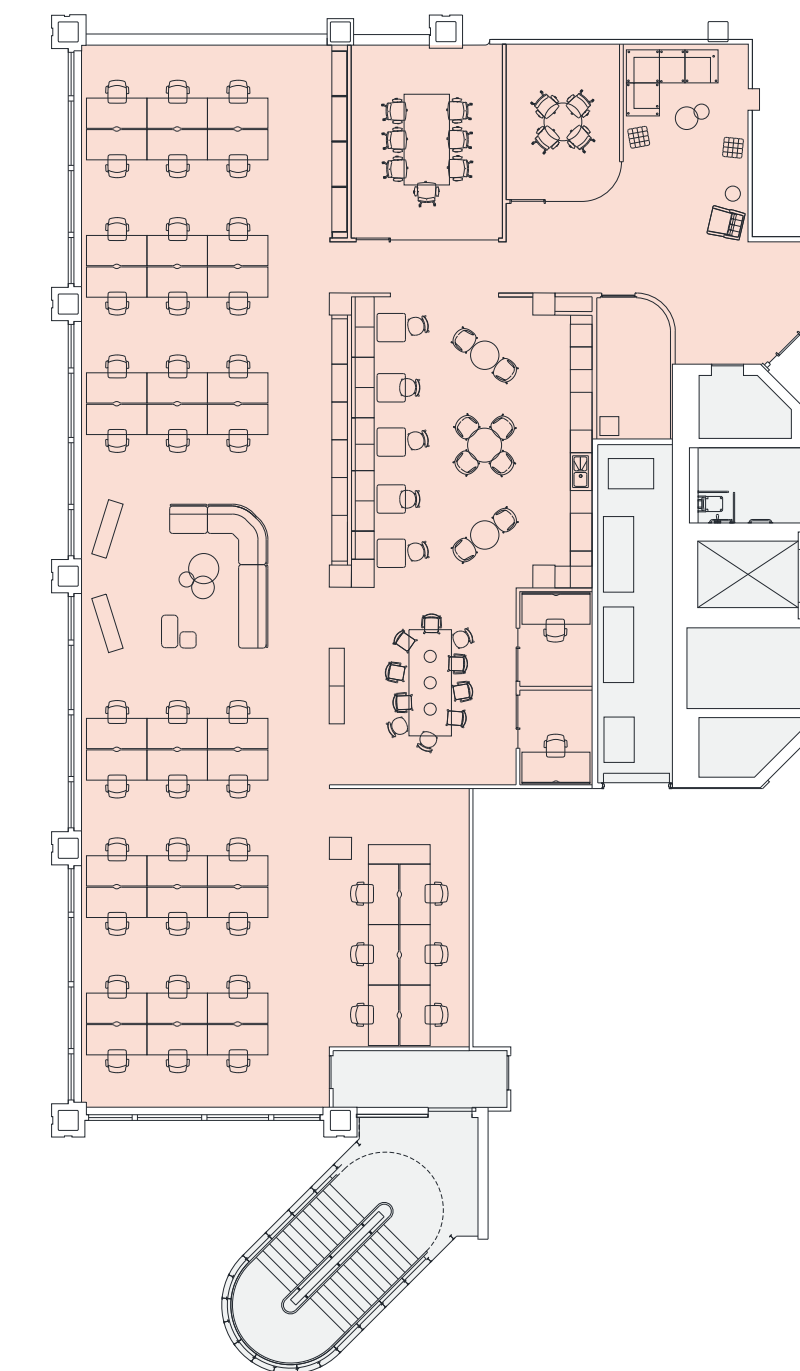
Berkshire Way



Part 1st floor (west)

4,301 sq ft / 399.6 sq m

Open plan desk	42
7 person meeting room	1
4 person meeting room	1
Welcome area	1
Collaboration space	1
Kitchen / breakout area	1
Zoom rooms	2





Part 1st Floor North
The space offers 10,921 sq ft of CAT A workspace to make your own.



community

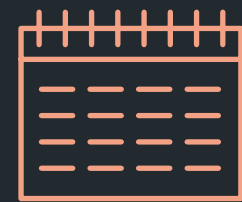


Take your pick.

Capitol's inspiring campus environment encourages collaboration and promotes productivity. The year round events programme provides a diverse mix of events, activities, get togethers and food pop-up.



Year round events calendar



Scan me



2024 Events and highlights

May

- No Mow May
- Mental Health Awareness Week
- Meet The Bees
- Hanging Basket Workshop
- Pop Ups

June

- Pride Month
- Summer Celebration
- Men's Health Week
- Herb Workshop
- Pop Ups

July

- Plastic Free July
- Wimbledon
- Olympic Games
- Pop Ups

August

- Ice Cream Pop Up
- Pop Ups

September

- MacMillan Coffee Morning
- World Clean Up Day
- Pop Ups

October

- Halloween
- Mental Health Day
- Honey Harvesting
- Pop Ups

November

- November
- Wreath Making
- Bonfire lunch
- Pop Ups

December

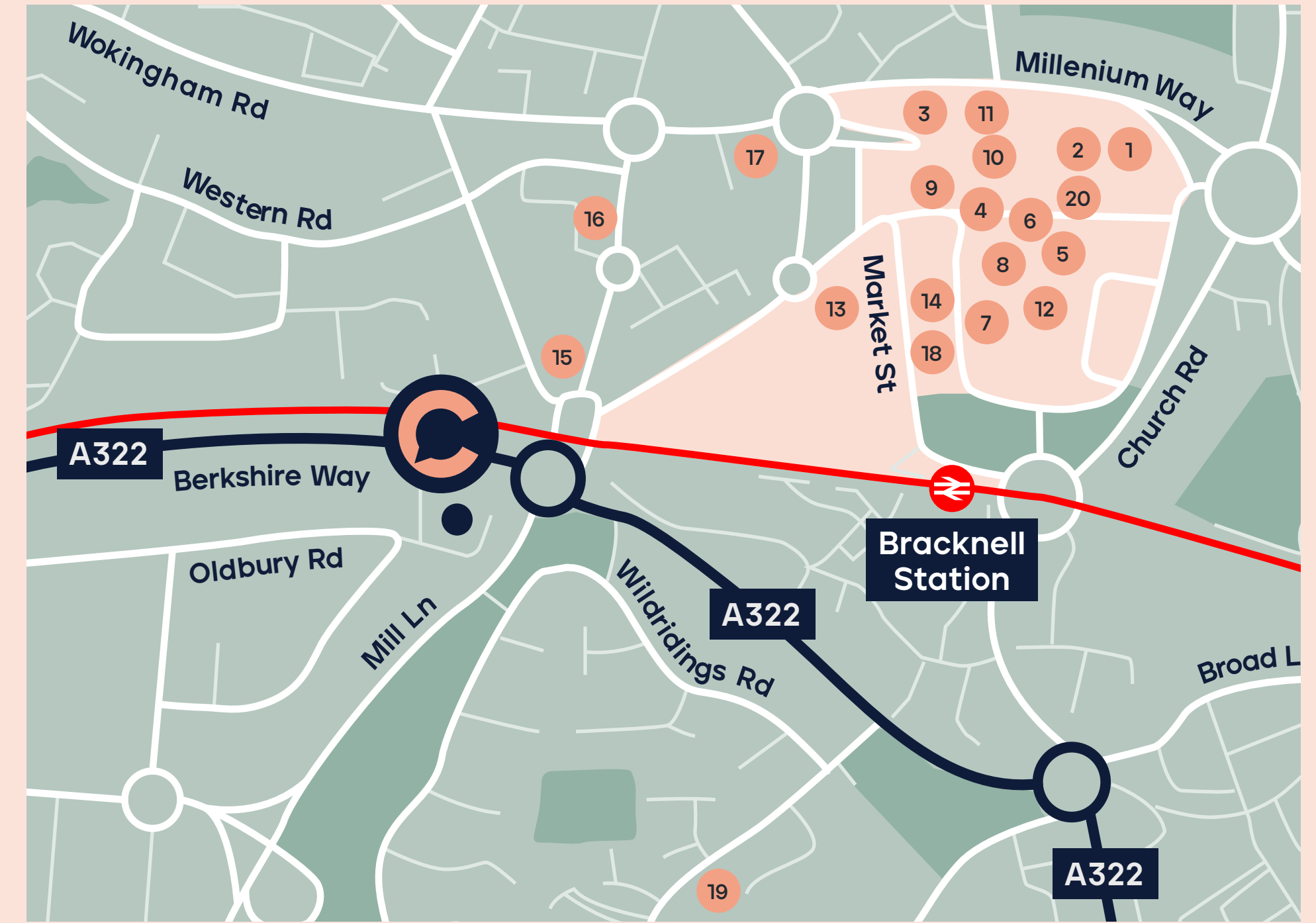
- Festive Celebration
- Christmas Jumper Day

Local Amenities

A hop, skip and a jump.

Following a recent transformation, Bracknell offers a vibrant town centre with the £240 million Lexicon centre becoming a regional destination, featuring more than 85 shops, restaurants and leisure facilities.

It includes a 12-screen Cineworld, a state-of-the-art Waitrose and retail favourites such as M&S and Fenwick, giving employees an unrivalled amenity offering in the Thames Valley.



The Lexicon



Mill Park



Local Amenities

- | | |
|--------------------|--------------------|
| 1 Fenwick | 11 M&S |
| 2 Fuego | 12 Pure Gym |
| 3 Waitrose | 13 Odeon |
| 4 Giggling Squid | 14 Base Gym |
| 5 Costa | 15 The Gym Group |
| 6 Cineworld | 16 The Flying Bean |
| 7 Starbucks | 17 Premier Inn |
| 8 The Bull | 18 Pizza Hut |
| 9 Blues Smokehouse | 19 The Green Man |
| 10 The Real Greek | 20 Five Guys |

Local Occupiers



Connectivity

Completely connected.

Located in the heart of the Thames Valley, Bracknell is a great place for business. And, sitting just 33 miles west of London and 10 miles south of Reading, the area offers excellent transport connections by road, rail or air.

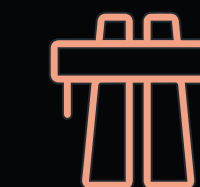
Capitol is strategically located providing easy access to Reading as well as the M4 (J10) and M3 (J3) for easy access to both local and national markets.



Key travel information from Bracknell



By Rail*	Mins
Wokingham	6
Ascot	7
Staines	26
Richmond	43
London Paddington (via Reading)	62

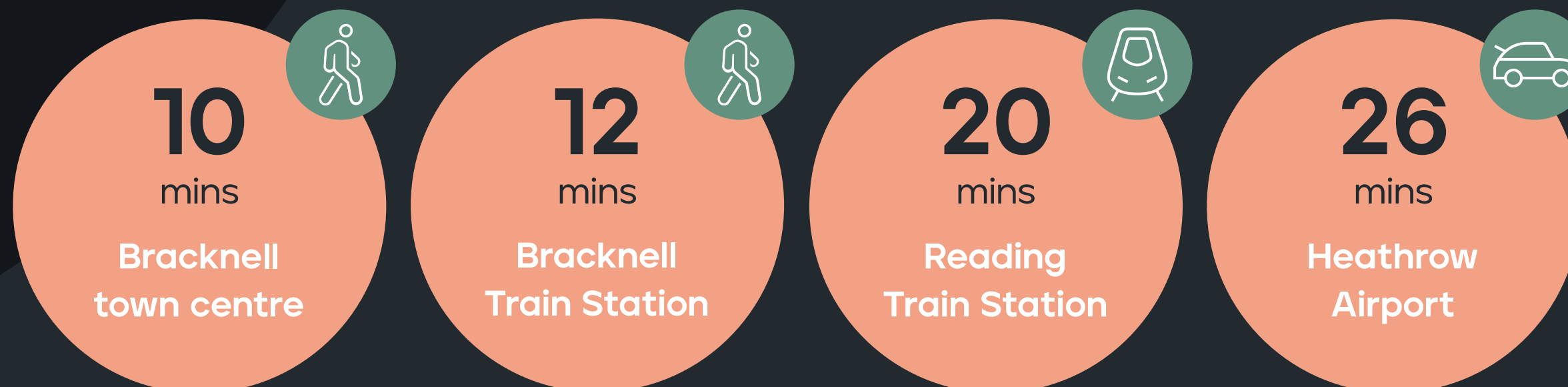


By Car**	Distance miles
A322	1
M4 Junction 10	5
M3 Junction 3	6
Reading	10
M25 (J15)	13
Central London	33



By Car**	Distance miles
Heathrow	25
Gatwick	46
City	49
Luton	55
Stansted	83

Key transport hub travel times



Capitol / Bracknell

RG12 8FZ // [///diary.hobby.songs](http://diary.hobby.songs)

* Rail times: nationalrail.co.uk

** Road distances: Google

Further Information

Find out more.

Terms

Upon application

Viewings

Strictly through the joint sole letting agents:

hatch



**Knight
Frank**

Charlie Benn

07563 383 443
charlie@hatch-re.com

Andy Nixon

07973 924 947
andy.nixon@knightfrank.com

Tom Fletcher

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Come and see why these companies have chosen Capitol as their home:



PERFORCE