

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 variety of different options, from small suites of 2,800 sq ft up to a whole floor of 40,000 sq ft.



Building exterior and main entrance



Reception
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

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



Specification

All things considered...



Impressive refurbished reception with 24 hour access and security



Flexible Cat A workspaces



Covered bicycle storage with 30 spaces

Fully catered on-site café



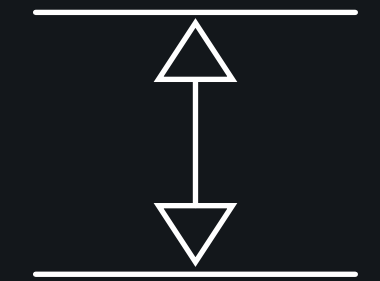
Best-in-class end of journey facilities



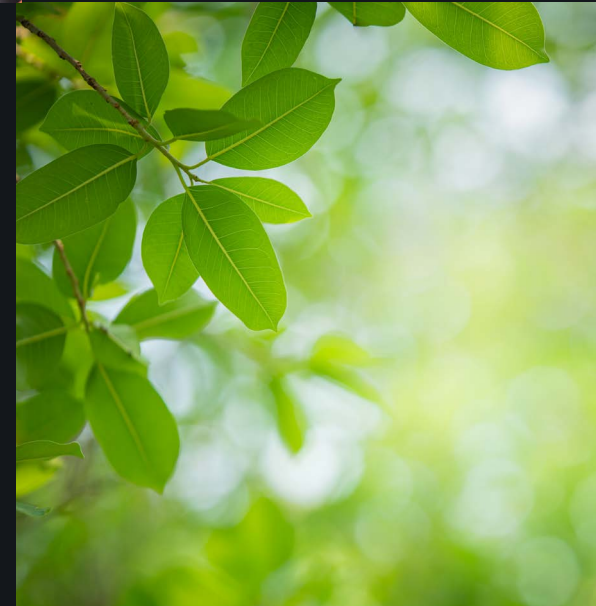
Breakout / collaborative spaces



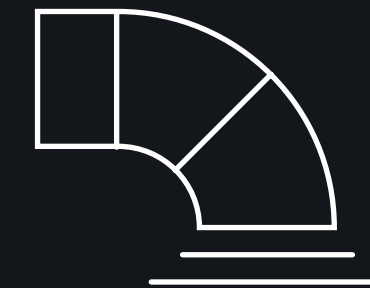
2.7m floor-to-ceiling heights



Free shuttle bus to Bracknell station



Landscaped surrounding environment



VRF air conditioning



Excellent natural light

Year-round community events programme



Good IT infrastructure - 5 Star Ewave certified



1:201 sq ft car parking ratio



ESG conscious Landlord



On-Site Amenities



Collaboration area



Outdoor gym

Breakout space

On-site café / breakout

Large meeting room





collaborate

Space



Indicative fitted suite

Accommodation

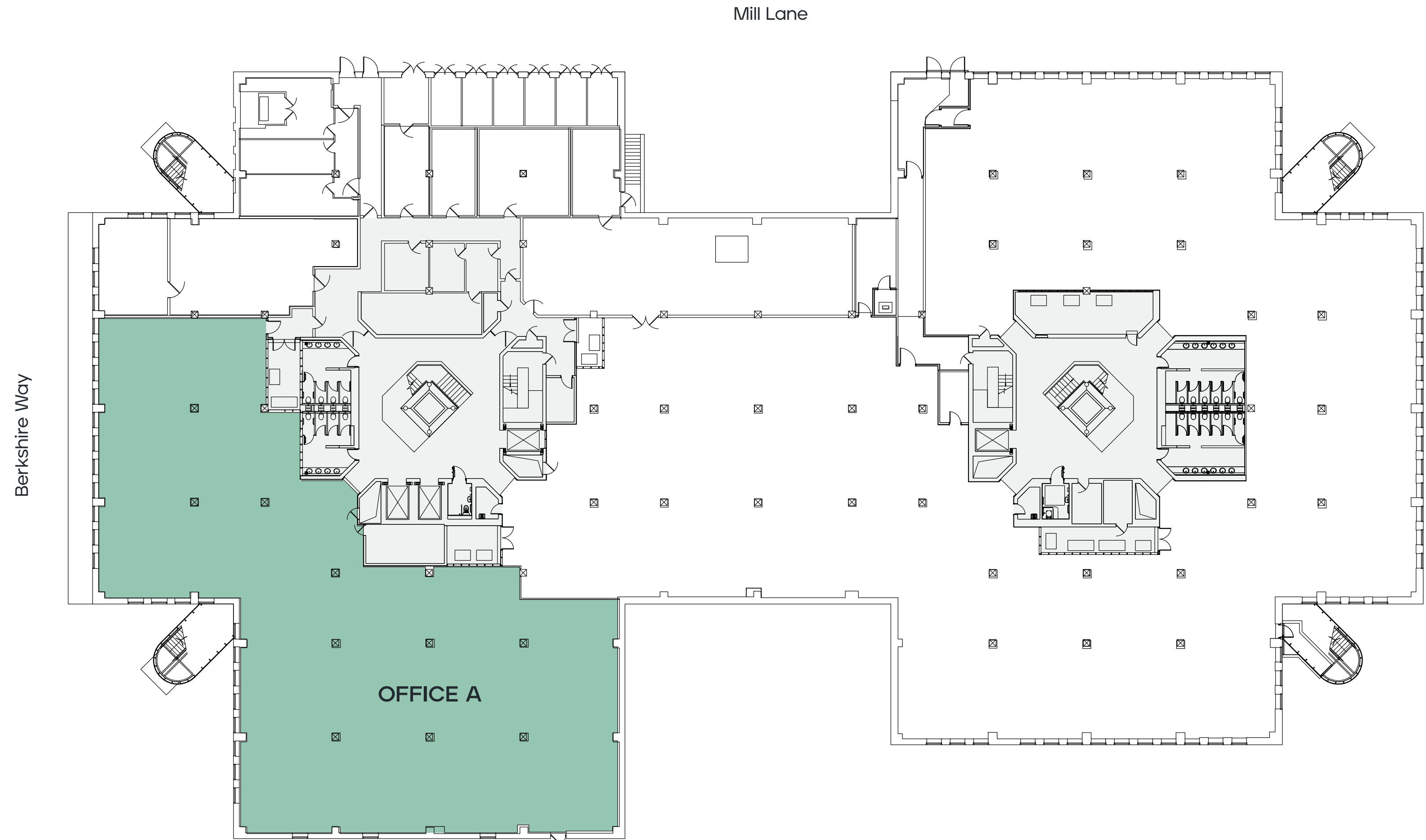
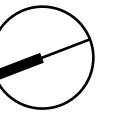
Flexible office space...

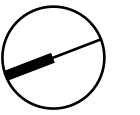
| Floor | Suite | Sq Ft | Sq M | Status |
|--------------|-------------|---------------|----------------|-------------|
| 3rd | A | 29,748 | 2,763.7 | Available |
| | B | 8,980 | 834.3 | Available |
| 2nd | C | 12,923 | 1,200.6 | Coming Soon |
| | D | 4,489 | 417.0 | Available |
| 1st | Under Offer | | | |
| G | B | 5,803 | 539.1 | Available |
| | C (east) | 2,792 | 259.4 | Available |
| | C (south) | 8,447 | 786.9 | Coming Soon |
| LG | A | 9,674 | 898.7 | Available |
| Total | | 82,856 | 7,669.7 | |

Lower ground floor

- Office A
- Core

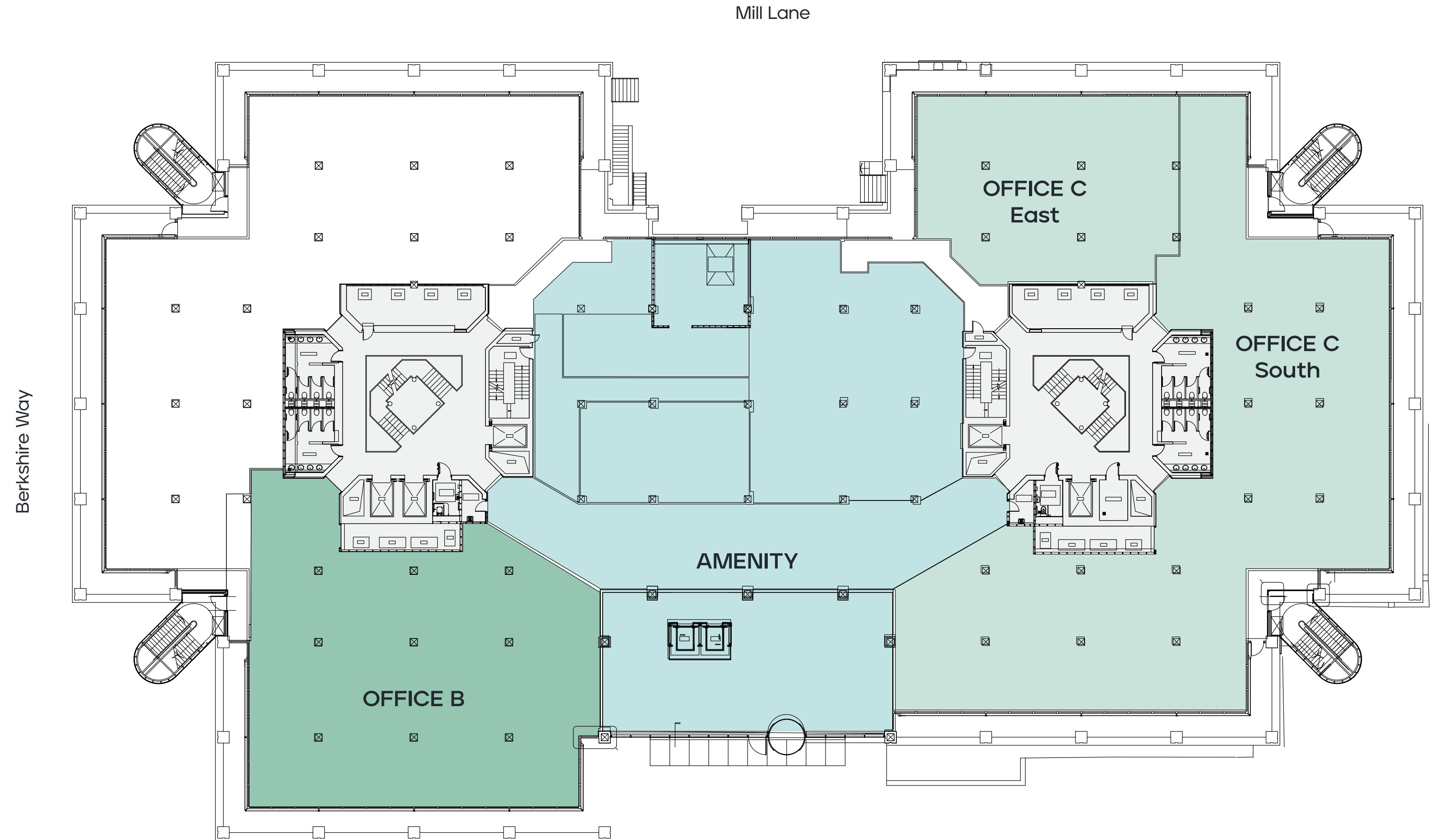
Plan not to scale.
For indicative purposes only.





Ground floor

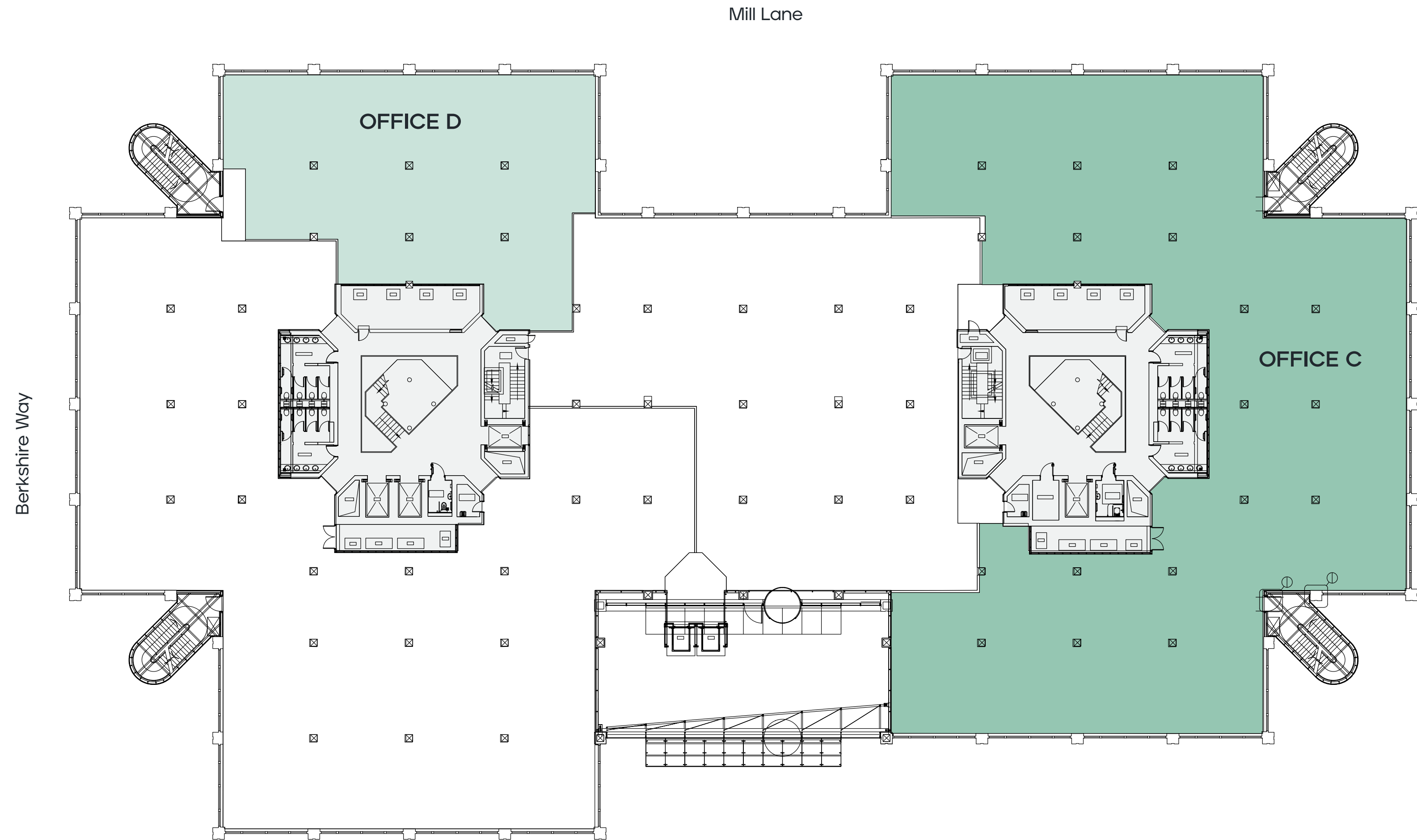
| Suite | Sq Ft | Sq M |
|-------|-------|-------|
| B | 5,803 | 539.1 |
| C | East | 2,792 |
| | South | 8,447 |



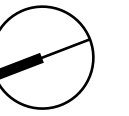
- Office B
- Office C
- Core
- Amenity space

2nd floor

| Suite | Sq Ft | Sq M |
|-------|--------|---------|
| C | 12,923 | 1,200.6 |
| D | 4,489 | 417.0 |

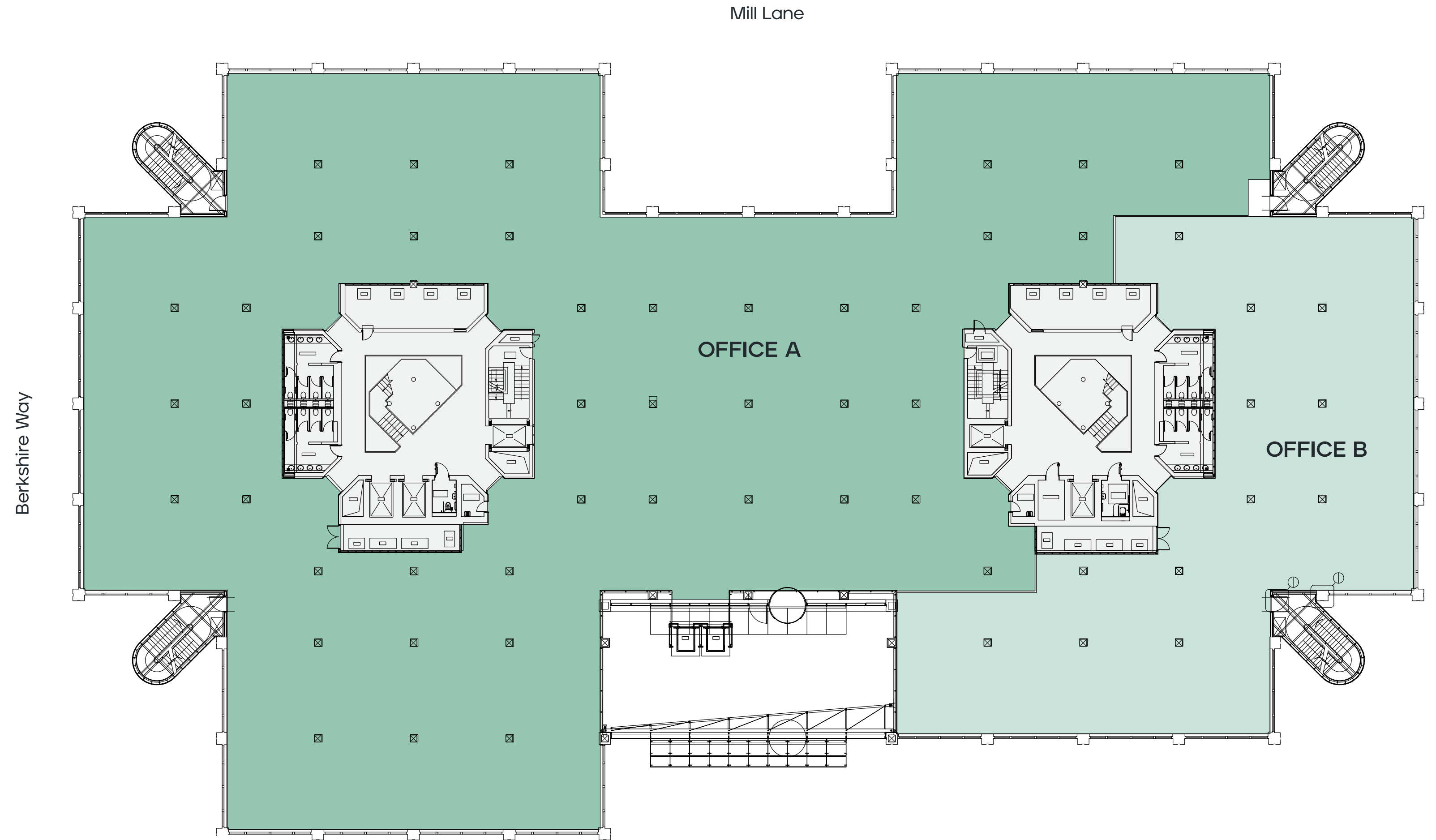


- Office C
- Office D
- Core



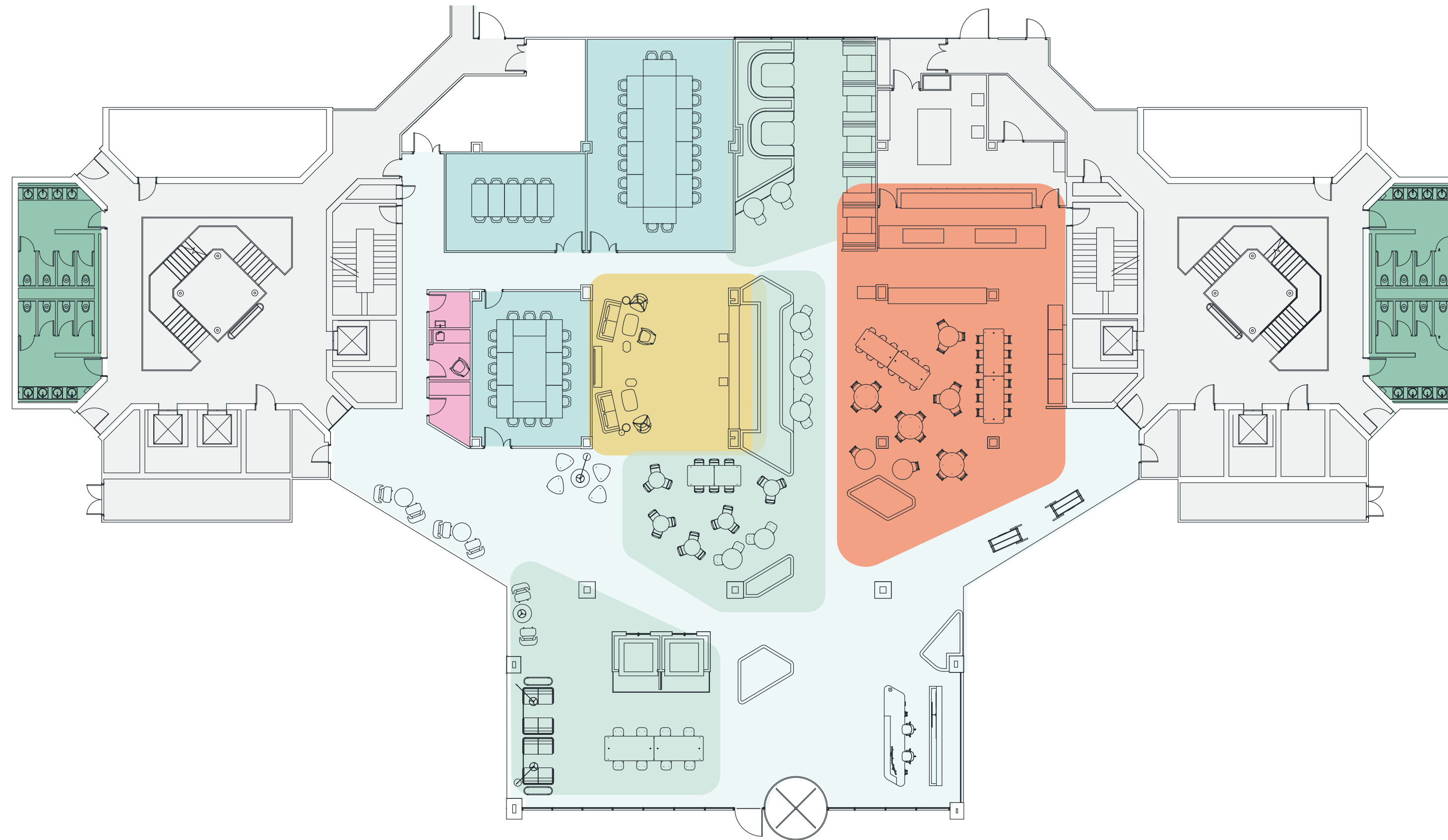
3rd floor

| Suite | Sq Ft | Sq M |
|-------|--------|---------|
| A | 29,748 | 2,763.7 |
| B | 8,980 | 834.3 |

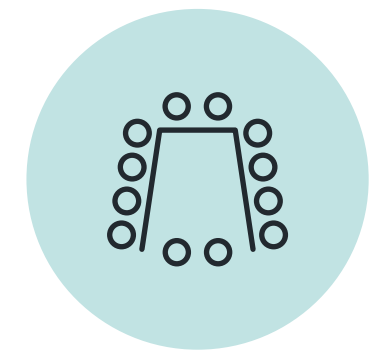


- Office A
- Office B
- Core

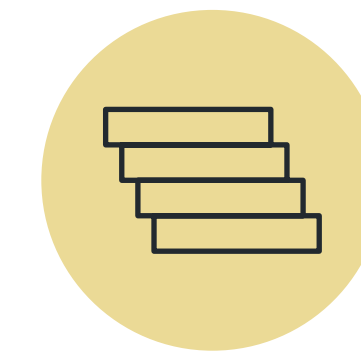
Ground floor amenity space



Fully catered on-site café



3 x large meeting rooms



Tiered seating area



2 x quiet rooms



3 x breakout areas



Male & female WCs



Cat A Suites
Available from 2,800 sq ft up to
whole floors of 40,000 sq ft.

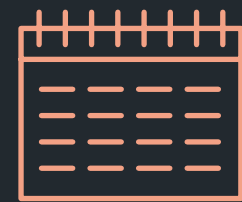


community

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



Typical Events Calendar

May

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

June

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

July

- Plastic Free July
- Wimbledon
- 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

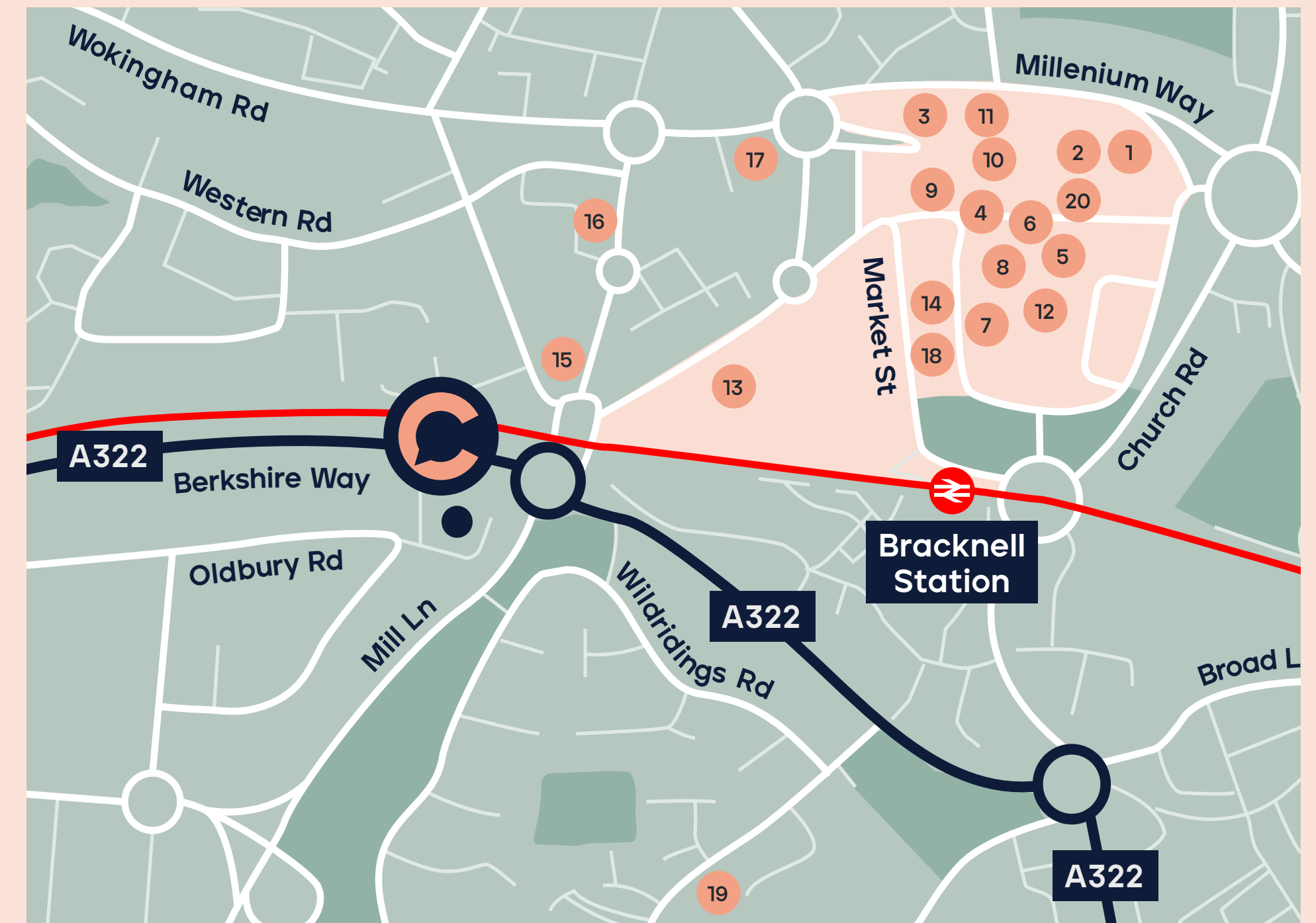
- Festive Giveaways & Competitions
- Christmas Jumper Day

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 The Peel Centre |
| 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.

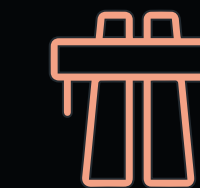
Capitol is strategically located providing easy access to Reading as well as the M4 (J10) and M3 (J3) for easy access to both local and national markets.



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 |

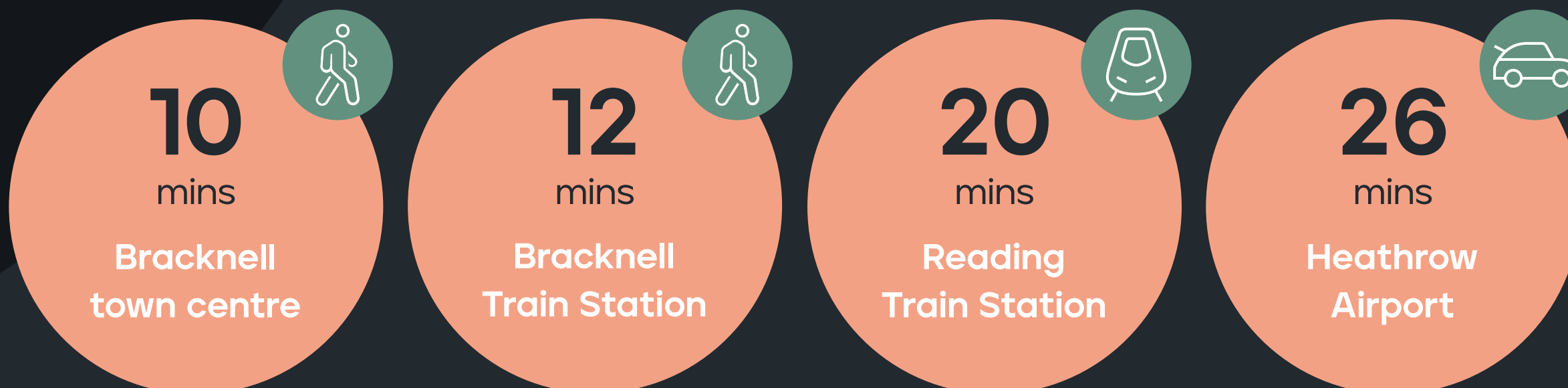
* Rail times: nationalrail.co.uk

** Road distances: Google



Capitol / Bracknell

Key transport hub travel times



RG12 8FZ // diary.hobby.songs

Further Information

Find out more.

Terms

Upon application

Viewings

Strictly through the joint sole letting agents:

hatch
real estate

Knight Frank

Charlie Benn

07563 383 443
charlie@hatch-re.com

Andy Nixon

07973 924 947
andy.nixon@knightfrank.com

Arabella Macrae

07771 166 935
arabella@hatch-re.com

Roddy Abram

07899 001 028
roddy.abram@knightfrank.com

capitolbracknell.co.uk

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