

Western Road, Bracknell, RG12 1RF  
[///outfit.faded.trials](http://outfit.faded.trials)



**Western  
Peninsula**

**4,400 - 9,000 sq ft**  
Grade A Fitted Workspace  
[westernpeninsula.co.uk](http://westernpeninsula.co.uk)



# Western Peninsula offers contemporary workspace in Bracknell's business district.

4,400 - 9,000 sq ft of newly fitted and thoughtfully refurbished, Grade A accommodation designed for flexibility and the modern occupier.





▼  
The 2nd floor has been comprehensively refurbished and fitted to meet the demands of modern businesses.



# Specification



Double height  
reception



Great parking ratio  
1:215 (40 spaces)



VRF air  
conditioning



Shower and changing  
facilities onsite



New LED  
light fittings



Full access  
raised floors



New metal suspended  
ceiling tiles



Onsite cycle  
storage



EPC  
rating B 39



# The Club Room



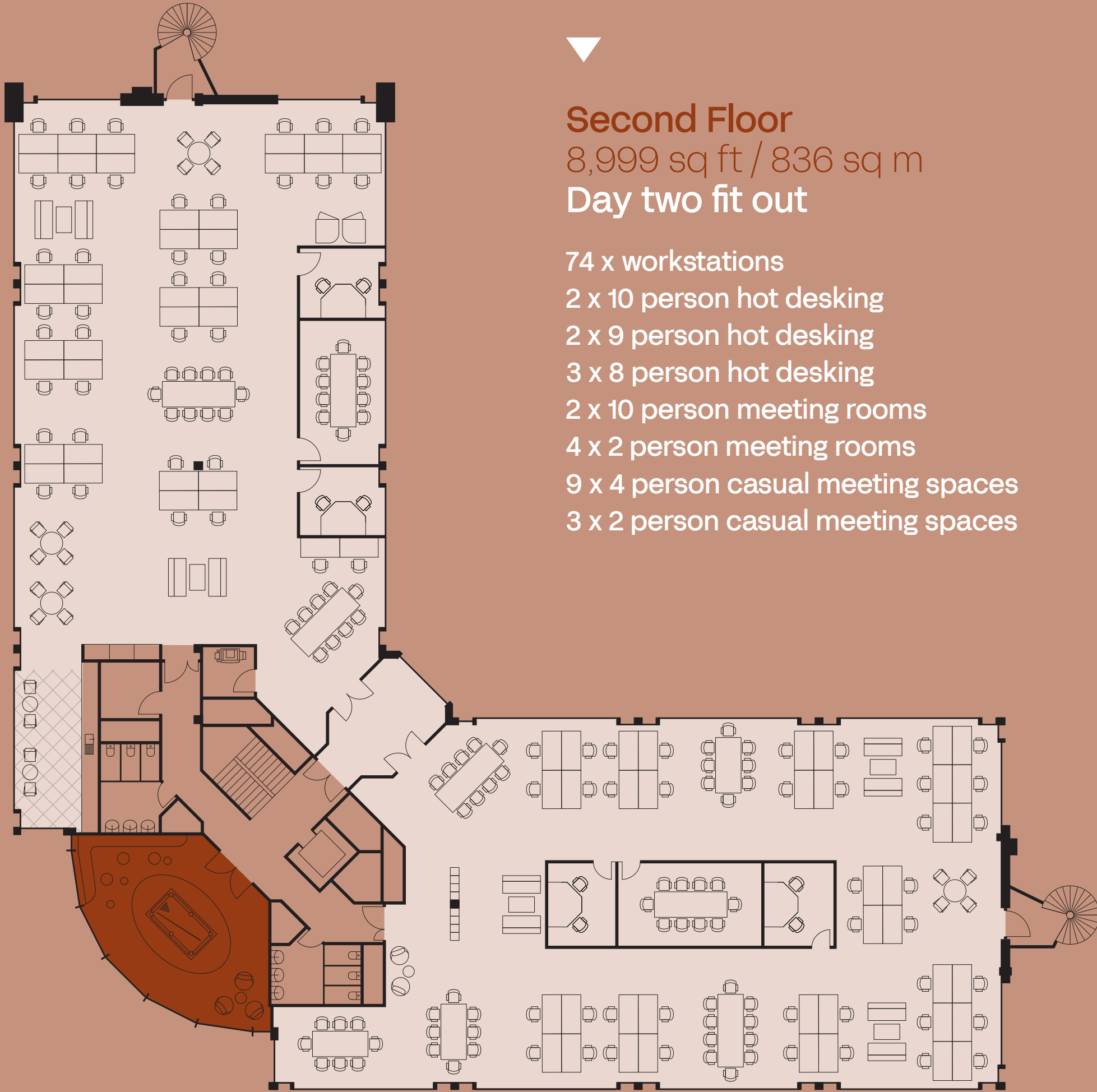
The Club Room has been thoughtfully designed to offer a space for collaboration and recreation away from your desk. This social space provides options for both work and play with a pool table that doubles as a meeting room table.





# Workspace

A ‘Day 1’ fit out has been delivered with the ability to allow occupiers to customise the space to ‘Day 2’











# Amenity



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Bracknell town centre has undergone a multi-million pound regeneration comprising new shops, leisure facilities and public spaces.



The Lexicon offers fabulous shopping, the very best in women's fashion and men's clothing stores, a 12 screen cinema, and many places to eat, from pizza to burgers, Italian restaurants to Japanese and pub favourites.

GREGGS

YOUR M&S

WAITROSE  
& PARTNERS

Premier Inn

Morrisons

ODEON







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Local Occupiers

- A 3M
- B Dell
- C Wincor Nixdorf
- D Honda
- E Tilney Group
- F Fujitsu
- G Boehringer Ingelheim
- H Panasonic
- I Avnet
- J Progress Software
- K Novell
- L Quantum
- M Honeywell
- N LSI



Leisure

- 01 Mill Park Café
- 02 Absolutely Fitness
- 03 House of Fisher Apart-Hotel
- 04 The Gym
- 05 M&S Simply Food
- 06 Morrisons
- 07 Premier Inn
- 08 Waitrose
- 09 Bracknell Library
- 10 Hollywood Bowl
- 11 Odeon Cinema
- 12 The Grange Hotel
- 13 Greggs



Car

- Maidenhead .19 mins
- Reading .....21 mins
- Slough .....25 mins
- Woking .....30 mins
- Basingstoke 32 mins

Rail

- Ascot .....7 mins
- Egham .....21 mins
- Paddington ..... 1hr
- Slough .....1hr 4 mins
- Windsor ..1hr 14 mins







westernpeninsula.co.uk

## Contact



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