

CENTURY COURT

LONDON ROAD | BRACKNELL | RG12 2XT



High quality, prominent office building with excellent car parking provision

3,500 to 18,900 sq ft available

DESCRIPTION

Century Court is a modern three storey office building prominently located on the Met Office Roundabout close to Bracknell Town Centre. The available accommodation is located on the ground and part first floors and can be let in suites ranging from 3,500 sq ft or together totalling 18,900 sq ft.

The accommodation has been refurbished to provide high quality flexible space, the majority of which is open plan.

The building benefits from an excellent parking ratio of 1:202 sq ft net, most of these spaces are located within the secure underground car park.

AMENITIES

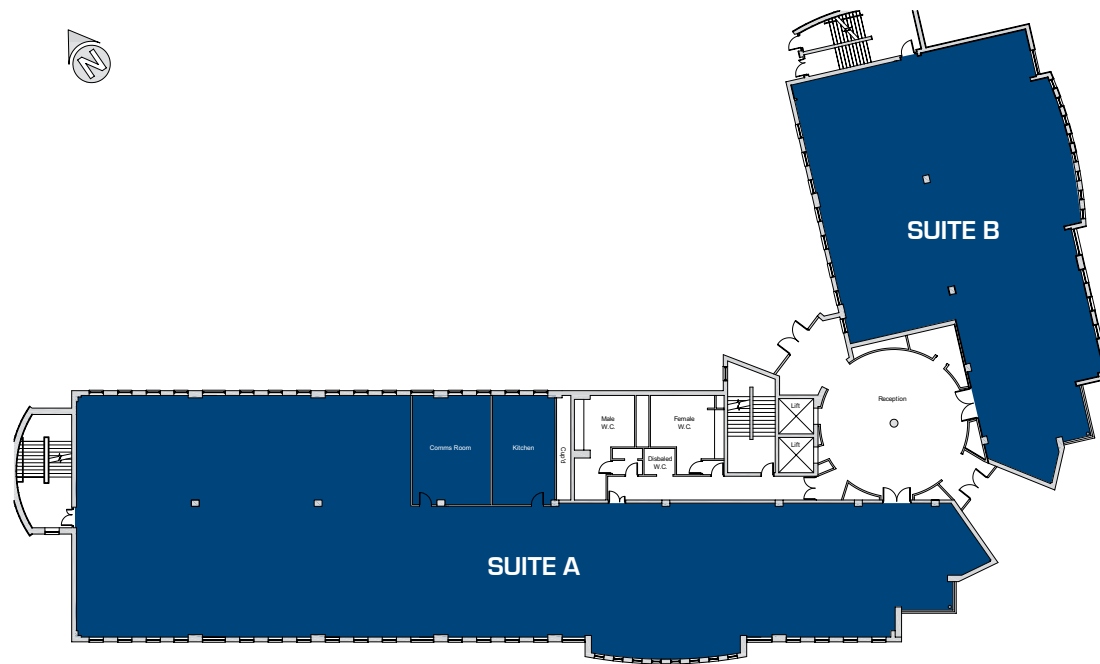
Century Court is located within walking distance of Bracknell Town Centre which benefits from a variety of retail, leisure and banking facilities.

LOCAL OCCUPIERS

- Cable & Wireless
- Novell
- 3M
- Dell
- Fujitsu
- Hewlett Packard
- John Lewis
- Boehringer Ingelheim



GROUND FLOOR PLAN



Not to Scale - For Indicative Purposes Only.

SPECIFICATION

- Air Conditioning
- Suspended Ceilings with Cat II Lighting
- Full Access Raised Floors
- Male, Female and Disabled WCs
- Manned Reception
- Excellent Parking at 1:202 sq ft net
- 2 Passenger Lifts
- Newly Refurbished Reception
- First floor benefits from a number of fitted offices / partitioned meeting rooms

ACCOMMODATION

The approximate net internal areas are as follows:

First Floor Suite A:	8,000 sq ft	743 sq m
Ground Floor Suite A:	7,400 sq ft	687 sq m
Ground Floor Suite B:	3,500 sq ft	325 sq m
Total:	18,900 sq ft	1,755 sq m



Ground Floor - Suite B



Ground Floor - Suite A



First Floor - Suite A

COMMUNICATIONS

Bracknell is strategically located in the heart of The Thames Valley and benefits from excellent road and rail connectivity to Greater London and the rest of the South East.

Approximate travel times and distances:

Road

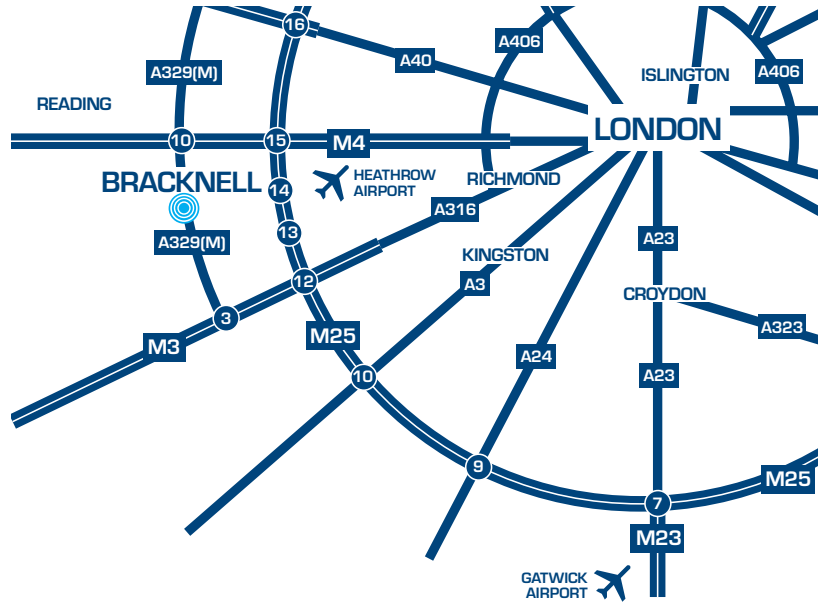
M4 Junction 10:	5.5 miles
M3 Junction 3:	6 miles
M25 Junction 13:	10 miles

Rail

London Waterloo:	50 minutes
Reading:	12 minutes
London Paddington (via Reading):	50 minutes
Bristol (via Reading):	1 Hour 40 minutes

Air

Heathrow Airport:	20 miles
Gatwick Airport:	45 miles



TERMS

The property is available to let on a new lease(s) direct from the Landlord on terms to be agreed.

CONTACT

For further information please contact:

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W1K 3HQ

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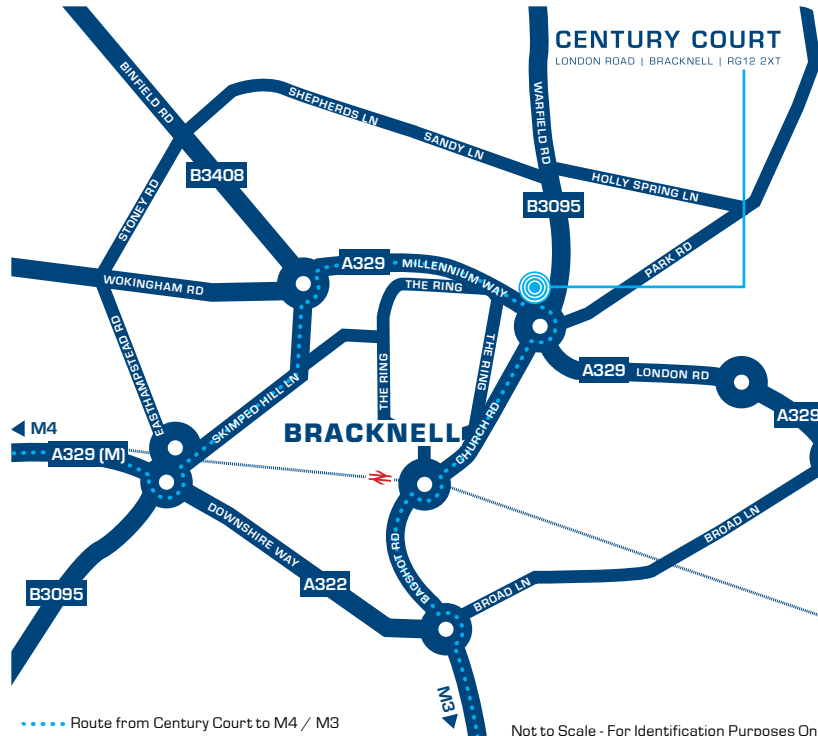
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October 2011

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