

COLUMBIA

EXPLORE your future in Bracknell

826–2,000 sq ft

MAP your central location

- Columbia has enviable transport links with easy access to the M3 and M4 motorways.
- Opposite Bracknell rail station, on the line between Reading and London Waterloo.



SURVEY your new home

Choose Columbia Bracknell and benefit from a superior range of in-house and town centre amenities, including showers, cycle storage, parking, shops and leisure facilities.

- Stunning New Reception
- New male & female WCs
- New showers on 1st, 3rd and 4th floors
- Full access raised floors
- Latest LED lighting with motion sensors
- VAV air conditioning system
- Double glazed windows
- Three 10 x person passenger lifts
- Reconfigured car park providing spaces at a ratio of 1:307 sq ft
- Additional car parking available

Columbia Fibre provision:

Columbia has two fibre lines, coming from different providers, going to different exchanges. Both are 1Gb/1Gb leased lines, terminating in a dedicated building connectivity comms cabinet.

Cat6A double shielded cabling has been run, terminating in a patch panel in the riser on each floor. On this panel, every tenant is provisioned with at least one RJ45 port. From there it is the tenant's responsibility to run and operate cabling to their offices.

The service is operated by Backbone who monitor the circuits and infrastructure.

Further details can be found on the Downloads section of the Columbia website – www.columbiabracknell.co.uk.

**2 x 1 Gigabit
fibre data lines
installed**






OFFICE space

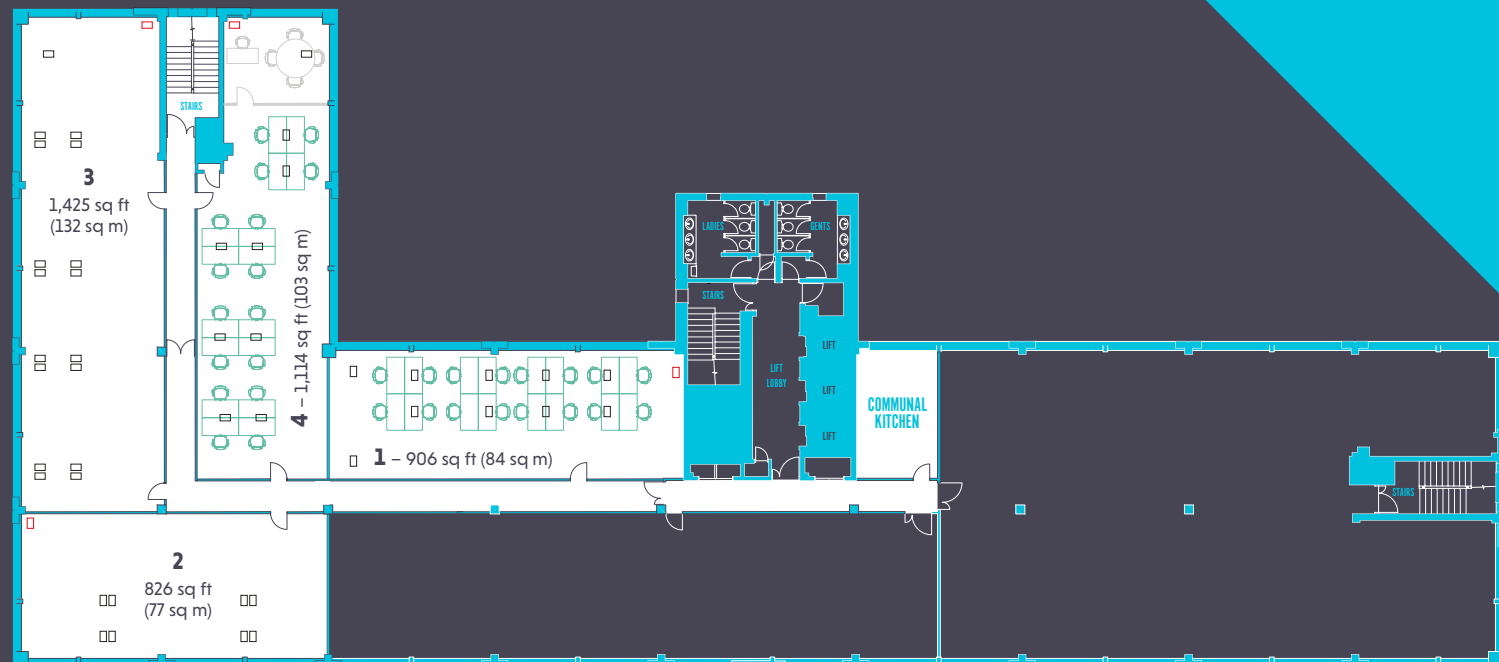
| floor | sq ft | sq m |
|-------|-------|------|
|-------|-------|------|

| | | |
|----------------|-------|-----|
| 3rd – suite A* | 4,271 | 397 |
|----------------|-------|-----|

*Available in suites from 826 sq ft.

KEY

-  New furniture
-  Indicative room
-  Fibre/data box
-  Indicative furniture only
-  Floor box with power



3RD FLOOR

TOUR your Grade A surroundings

The refurbished Columbia Bracknell has an impressive specification, including LED lighting with motion sensors, VAV air-conditioning system, three 10-person passenger lifts, showers, cycle storage and more.



DISCOVER a town transformed

Bracknell offers fabulous new department stores, stylish restaurants, shops, offices, leisure activities and more than 1,000 new homes. New public realm, civic buildings and transport improvements all contribute to a truly mixed use development providing a fresh destination with a wide range of activities and facilities for local people to enjoy from morning to evening.



Shopping

Fenwick

M&S
EST 1884

Waitrose

H&M

TOPMAN

TOPSHOP

NEW LOOK

BURTON

Carphone Warehouse

DOROTHY PERKINS

next

RIVER ISLAND

Foot Locker

PANDORA

BEAVERBROOKS

KIKO
MAKE UP MILANO

smiggle®

vodafone

FATFACE
UNITED KINGDOM

PRIMARK®

ERNEST JONES

L'OCCITANE
EN PROVENCE

Boots

OFFICE

Dining

COSTA

Nando's

GOURMET
BURGER
KITCHEN

wagamama

Zizzi

PIZZA
EXPRESS

FRIDAYS

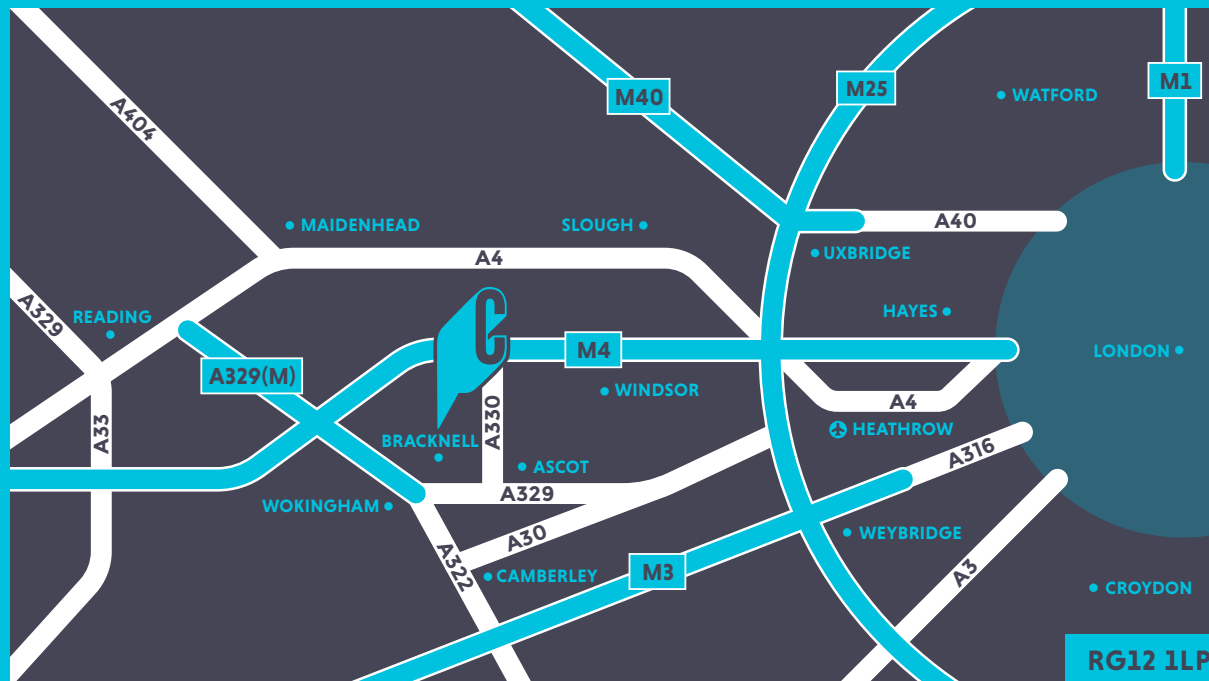
Bill's

PATISSERIE
VALERIE

Carluccio's

Location

Bracknell is an established Thames Valley office location, situated 32 miles from Central London. The M3, M4 and M25 motorways are within 10 miles, providing excellent links with the rest of the Thames Valley, Gatwick and Heathrow Airports and into London.



Communications

Columbia is situated directly opposite Bracknell train station and in the heart of the town centre regeneration.

By rail, Bracknell mainline railway station provides a regular service to a number of destinations including:

| | |
|--|------------|
| London Waterloo (4 trains every hour) | 56 minutes |
| Reading | 20 minutes |

From 2018, Crossrail will then provide a direct link to Heathrow without the need to travel into Central London.





COLUMBIA

4

3

2

Tower Leasing Limited

1

JLT Benefit Solutions Ltd

6

JLT Benefit Solutions Ltd

Expacare Ltd

Reed Specialist Recruitment

Cintra Corporation UK Ltd

10

Bracknell & District Citizens

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Centre



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