


# One Arlington Square

B R A C K N E L L

EXTENSIVELY REFURBISHED PRIME GRADE A OFFICES  
TO LET IN BRACKNELL





**ONE ARLINGTON SQUARE** is located on Bracknell's premier business park close to the town centre and train station and the new Lexicon Shopping Centre.

The Square comprises four imposing office buildings arranged around an attractive landscaped square including large fountain.

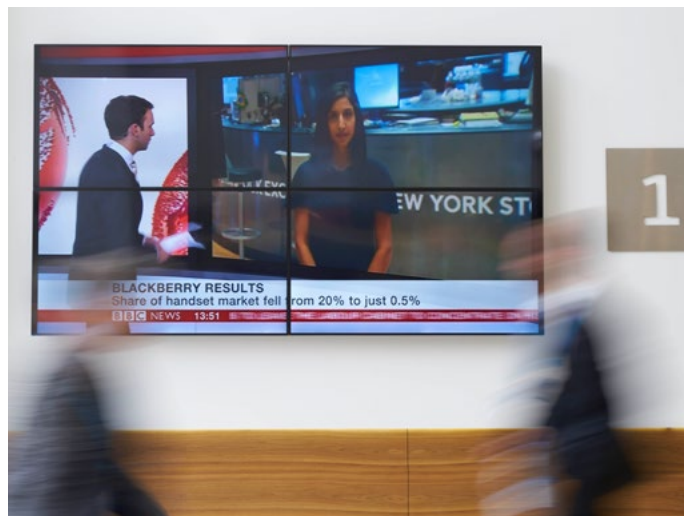
# CLASSIC APPROACH





The double-height reception area leads to three passenger lifts with a further goods lift to the rear of the building.

The available suites are on the first floor.



# GRAND DESIGNS





# CONTEMPORARY MEETING PLACES

The building is currently home to the following occupiers; Information Resources (UK) Limited, Arbor Networks, CIOB, Specialist Computer Centres and AppDynamics UK Ltd.







Arlington Square benefits from award-winning landscaped space within a secure business park setting creating a tranquil environment in the heart of the town centre. The 22 acre site features a water feature, walkways, planting and seating areas.





# EASY ACCESS

## SAT NAV: RG12 1WA

### ONE ARLINGTON SQUARE

#### BY ROAD

M4 (Junction 10) via A329(M)	4 miles
M3 (Junction 3) via A322	4 miles
Heathrow Airport	23 miles

#### BY RAIL via Bracknell Station

London Waterloo	55 minutes
Clapham Junction	50 minutes
Virginia Water	20 minutes
Reading	20 minutes





The Bracknell Regeneration Partnership, a 50:50 joint venture partnership between Legal & General Capital and Schroder UK Real Estate Fund, together with Bracknell Forest Council, is investing over £240 million to transform Bracknell Town Centre into an exciting 1 million square foot shopping and leisure destination.

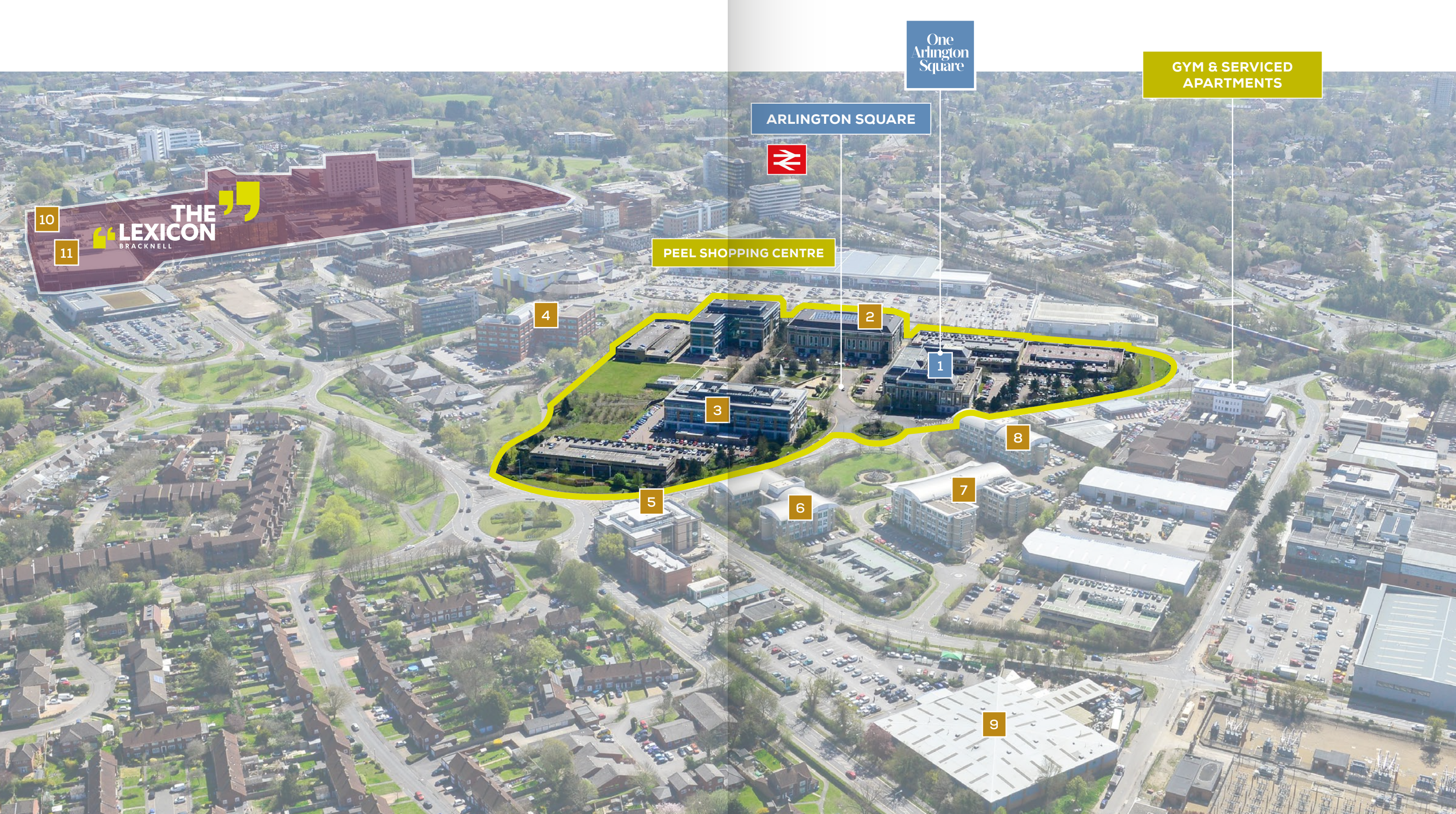
# THE LEXICON

BRACKNELL

The map illustrates the layout of Bracknell town center, highlighting the locations of various businesses and landmarks. Key features include:

- Streets:** The Avenue, Bond Way, Bond Square, Eagle Lane, High Street, and Princess Square.
- Businesses:** Waitrose, M&S, Fenwick, H&M, Next, Primark, Sainsbury's, Carluccio's, Zizzi, Wagamama, and various other shops and restaurants.
- Landmarks:** The Avenue Car Park, Bull Square, and Princess Square.
- Units:** The map shows the layout of various units, including units 1-25, units 13-14, units 15-17, units 18-20, units 21-23, units 24-26, units 27-30, units 31-33, units 34-36, units 37-39, units 40-42, units 43-45, units 46-48, units 49-51, units 52-54, units 55-57, units 58-60, units 61-63, units 64-66, units 67-69, units 70-72, units 73-75, units 76-78, units 79-81, units 82-84, units 85-87, units 88-90, units 91-93, units 94-96, units 97-99, units 100-102, units 103-105, units 106-108, units 109-111, units 112-114, units 115-117, units 118-120, units 121-123, units 124-126, units 127-129, units 130-132, units 133-135, units 136-138, units 139-141, units 142-144, units 145-147, units 148-150, units 151-153, units 154-156, units 157-159, units 160-162, units 163-165, units 166-168, units 169-171, units 172-174, units 175-177, units 178-180, units 181-183, units 184-186, units 187-189, units 190-192, units 193-195, units 196-198, units 199-201, units 202-204, units 205-207, units 208-210, units 211-213, units 214-216, units 217-219, units 220-222, units 223-225, units 226-228, units 229-231, units 232-234, units 235-237, units 238-240, units 241-243, units 244-246, units 247-249, units 250-252, units 253-255, units 256-258, units 259-261, units 262-264, units 265-267, units 268-270, units 271-273, units 274-276, units 277-279, units 280-282, units 283-285, units 286-288, units 289-291, units 292-294, units 295-297, units 298-300, units 301-303, units 304-306, units 307-309, units 310-312, units 313-315, units 316-318, units 319-321, units 322-324, units 325-327, units 328-330, units 331-333, units 334-336, units 337-339, units 340-342, units 343-345, units 346-348, units 349-351, units 352-354, units 355-357, units 358-360, units 361-363, units 364-366, units 367-369, units 370-372, units 373-375, units 376-378, units 379-381, units 382-384, units 385-387, units 388-390, units 391-393, units 394-396, units 397-399, units 400-402, units 403-405, units 406-408, units 409-411, units 412-414, units 415-417, units 418-420, units 421-423, units 424-426, units 427-429, units 430-432, units 433-435, units 436-438, units 439-441, units 442-444, units 445-447, units 448-450, units 451-453, units 454-456, units 457-459, units 460-462, units 463-465, units 466-468, units 469-471, units 472-474, units 475-477, units 478-480, units 481-483, units 484-486, units 487-489, units 490-492, units 493-495, units 496-498, units 499-501, units 502-504, units 505-507, units 508-510, units 511-513, units 514-516, units 517-519, units 520-522, units 523-525, units 526-528, units 529-531, units 532-534, units 535-537, units 538-540, units 541-543, units 544-546, units 547-549, units 550-552, units 553-555, units 556-558, units 559-561, units 562-564, units 565-567, units 568-570, units 571-573, units 574-576, units 577-579, units 580-582, units 583-585, units 586-588, units 589-591, units 592-594, units 595-597, units 598-600, units 601-603, units 604-606, units 607-609, units 610-612, units 613-615, units 616-618, units 619-621, units 622-624, units 625-627, units 628-630, units 631-633, units 634-636, units 637-639, units 640-642, units 643-645, units 646-648, units 649-651, units 652-654, units 655-657, units 658-660, units 661-663, units 664-666, units 667-669, units 670-672, units 673-675, units 676-678, units 679-681, units 682-684, units 685-687, units 688-690, units 691-693, units 694-696, units 697-699, units 700-702, units 703-705, units 706-708, units 709-711, units 712-714, units 715-717, units 718-720, units 721-723, units 724-726, units 727-729, units 730-732, units 733-735, units 736-738, units 739-741, units 742-744, units 745-747, units 748-750, units 751-753, units 754-756, units 757-759, units 760-762, units 763-765, units 766-768, units 769-771, units 772-774, units 775-777, units 778-780, units 781-783, units 784-786, units 787-789, units 790-792, units 793-795, units 796-798, units 799-801, units 802-804, units 805-807, units 808-810, units 811-813, units 814-816, units 817-819, units 820-822, units 823-825, units 826-828, units 829-831, units 832-834, units 835-837, units 838-840, units 841-843, units 844-846, units 847-849, units 850-852, units 853-855, units 856-858, units 859-861, units 862-864, units 865-867, units 868-870, units 871-873, units 874-876, units 877-879, units 880-882, units 883-885, units 886-888, units 889-891, units 892-894, units 895-897, units 898-900, units 901-903, units 904-906, units 907-909, units 910-912, units 913-915, units 916-918, units 919-921, units 922-924, units 925-927, units 928-930, units 931-933, units 934-936, units 937-939, units 940-942, units 943-945, units 946-948, units 949-951, units 952-954, units 955-957, units 958-960, units 961-963, units 964-966, units 967-969, units 970-972, units 973-975, units 976-978, units 979-981, units 982-984, units 985-987, units 988-990, units 991-993, units 994-996, units 997-999, units 1000-1002, units 1003-1005, units 1006-1008, units 1009-1011, units 1012-1014, units 1015-1017, units 1018-1020, units 1021-1023, units 1024-1026, units 1027-1029, units 1030-1032, units 1033-1035, units 1036-1038, units 1039-1041, units 1042-1044, units 1045-1047, units 1048-1050, units 1051-1053, units 1054-1056, units 1057-1059, units 1060-1062, units 1063-1065, units 1066-1068, units 1069-1071, units 1072-1074, units 1075-1077, units 1078-1080, units 1081-1083, units 1084-1086, units 1087-1089, units 1090-1092, units 1093-1095, units 1096-1098, units 1099-1101, units 1102-1104, units 1105-1107, units 1108-1110, units 1111-1113, units 1114-1116, units 1117-1119, units 1120-1122, units 1123-1125, units 1126-112





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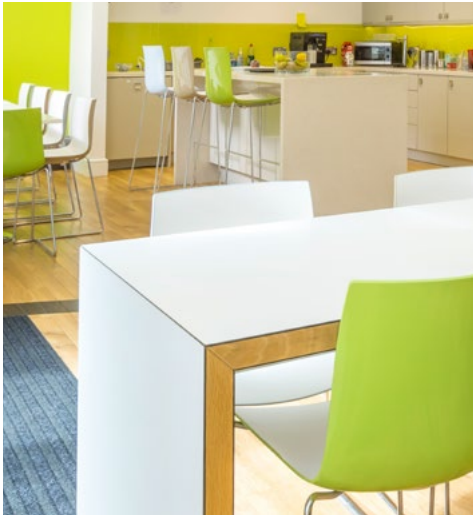
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## LIKE-MINDED NEIGHBOURS

Bracknell is home to some of the world's best known brands, and is one of Britain's leading IT economies. Large occupiers include Dell, HP, 3M, Fujitsu, Waitrose HQ and Honda.





THE BUILDING PROVIDES  
HIGH QUALITY OFFICE ACCOMMODATION  
BENEFITTING FROM:

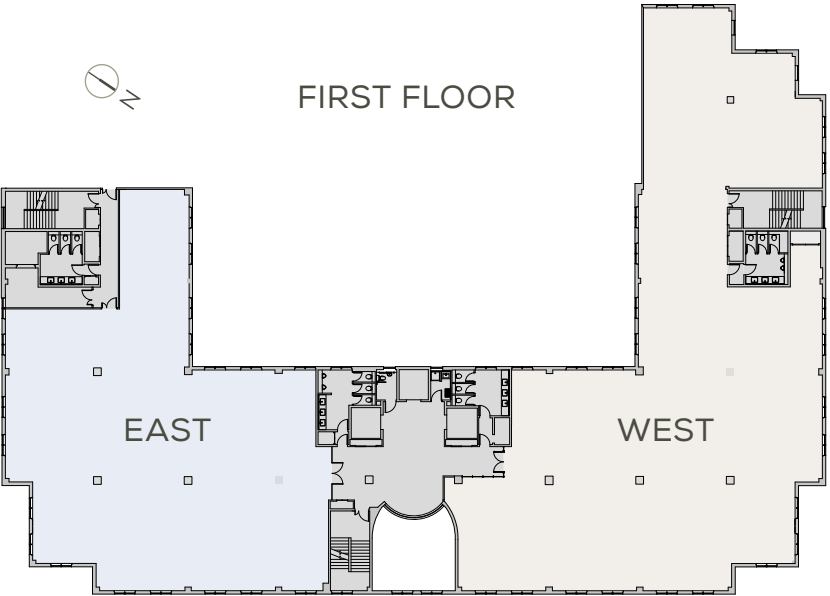
- FULL ACCESS RAISED FLOORS
- METAL TILED SUSPENDED CEILINGS
- LED LIGHTING
- FOUR PIPE FAN COIL AIR CONDITIONING
- LIFTS 3 PASSENGER / 1 GOODS
- 2.8M FLOOR TO CEILING HEIGHT
- EXCELLENT CAR PARKING AT 1 SPACE PER 222 SQ FT
- SHOWERS AND BICYCLE RACKS

# GRADE A REFURB

## AVAILABILITY SCHEDULE

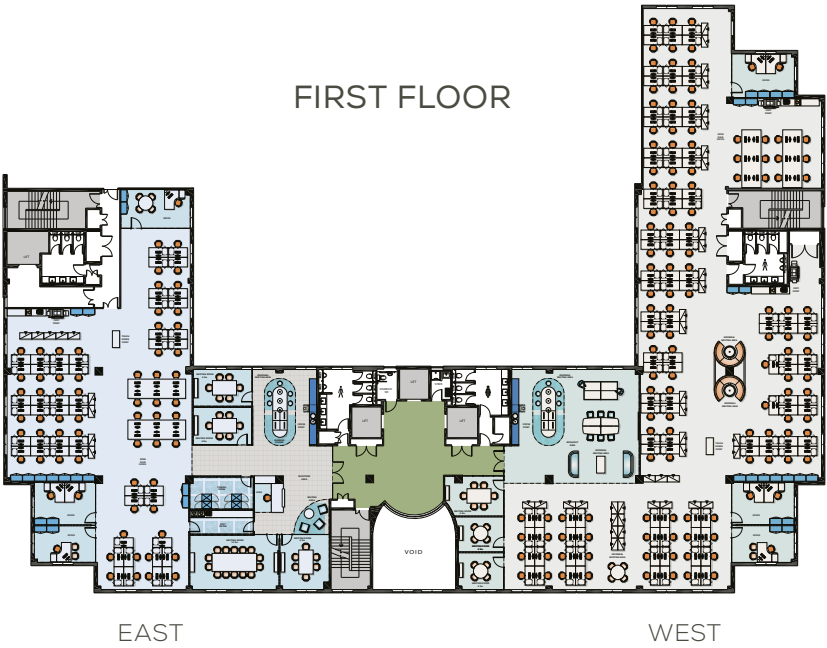
FIRST FLOOR	SQ FT	SQ M
EAST	6,156	572
WEST	8,957	832

Plans not to scale. For indicative purpose only.



## INDICATIVE SPACE PLAN

- 1 X RECEPTION AREA
- 7 X MEETING ROOMS
- 6 X OFFICES
- 2 X TEA POINT / BREAKOUT AREAS
- 188 WORKSTATIONS
- 2 X TOUCH DOWN POINTS
- 7 X INFORMAL MEETING AREAS
- 1 X COMMS ROOMS
- 3 X COPY POINTS







# FEEL CONNECTED

## RENT

Terms on application

## TERM

By agreement

## VIEWING

By appointment with either of the joint sole agents:



**SIMON FRYER**  
sfryer@fryercomm.com  
01344 741033

# CBRE

**MARIANNE THOMAS**  
marianne.thomas@cbre.co.uk  
020 7182 2000

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