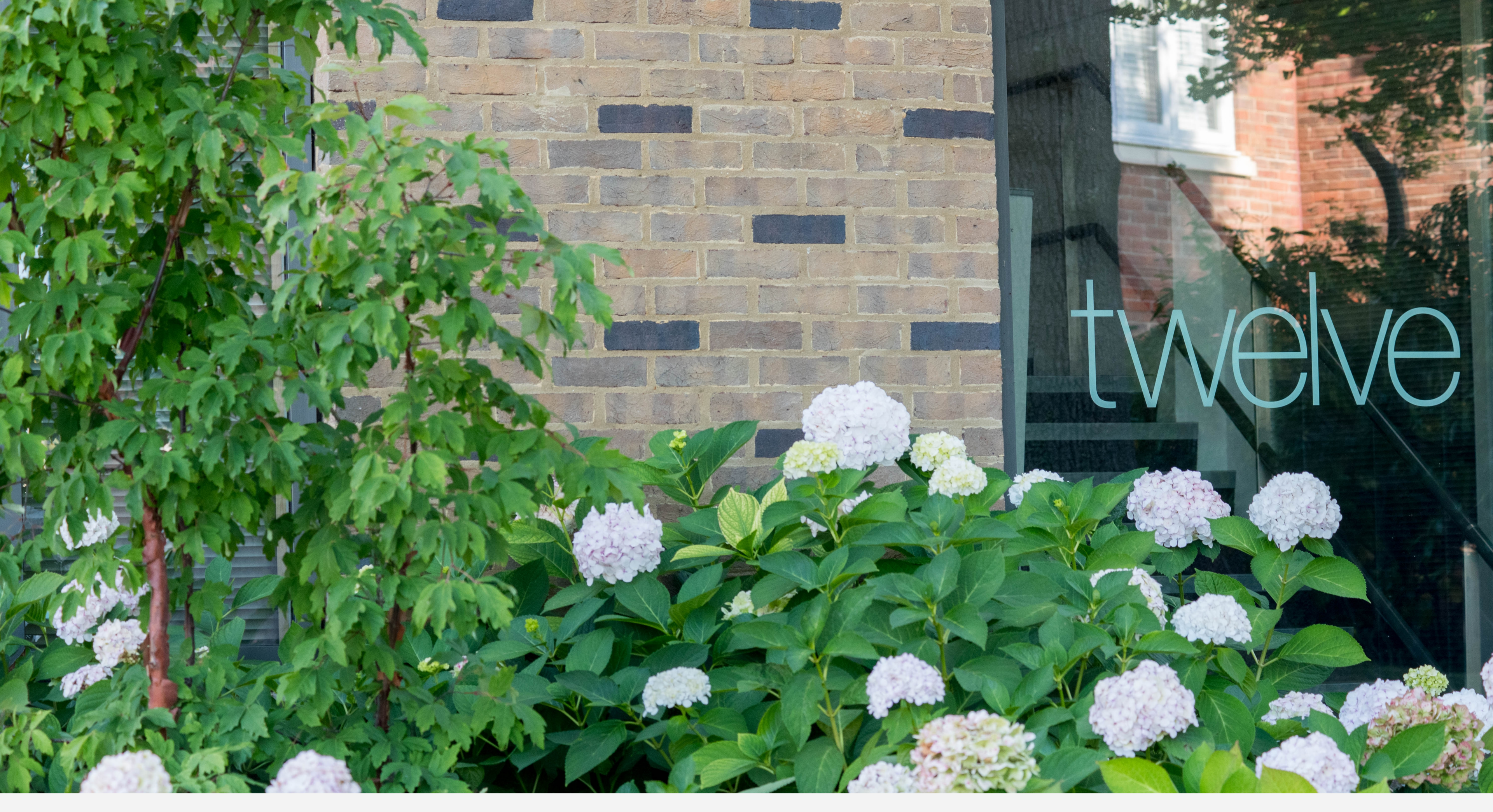


the Courtyard

UNIT 12, THE COURTYARD, EASTERN ROAD, BRACKNELL, BERKSHIRE, RG12 2XB

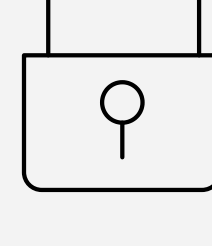


— FEATURES

UNIT 12



1 Gbps pure fibre symmetrical bandwidth



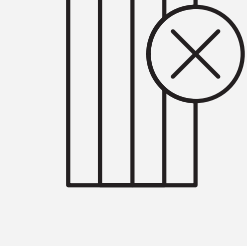
Integrated security system



11 dedicated car spaces



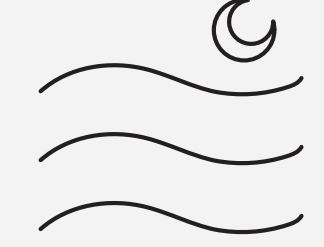
EPC B



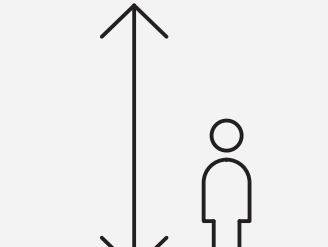
Column free interiors



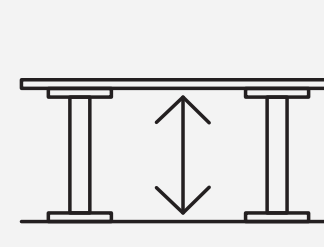
Three phase electricity supply for EV chargers



High thermal mass for passive night cooling



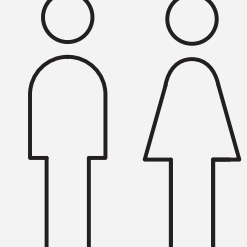
Generous ceiling heights



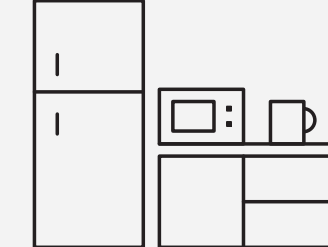
150mm raised access floors



Access 365 days a year



Luxury toilets with granite top surfaces



Beech kitchens with Miele appliances

— FLOOR PLANS

UNIT 12

Unit 12 existing floor plan



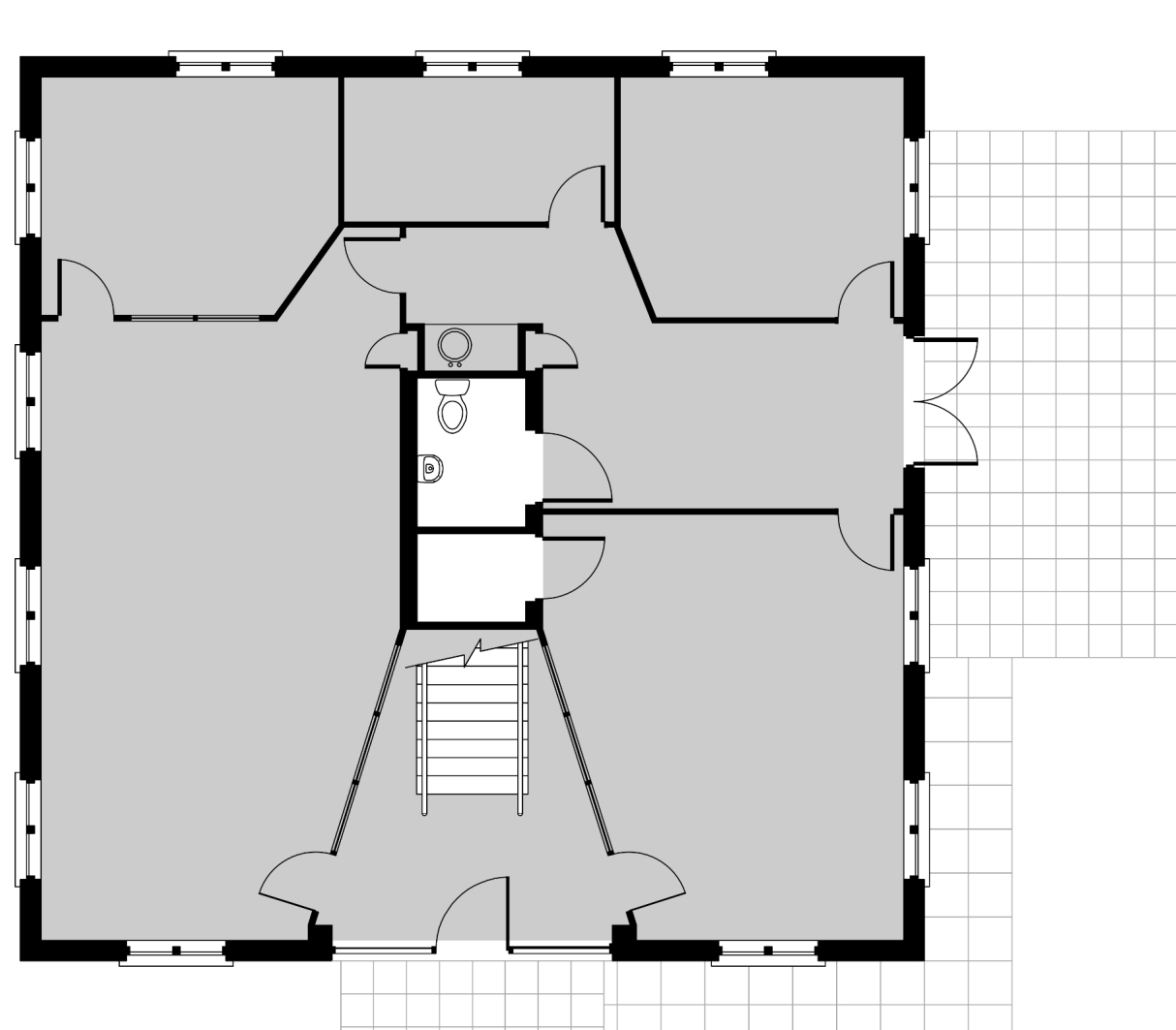
SQUARE FEET

Ground Floor	1,381 sq ft
First Floor	1,256 sq ft
Total	2,637 sq ft

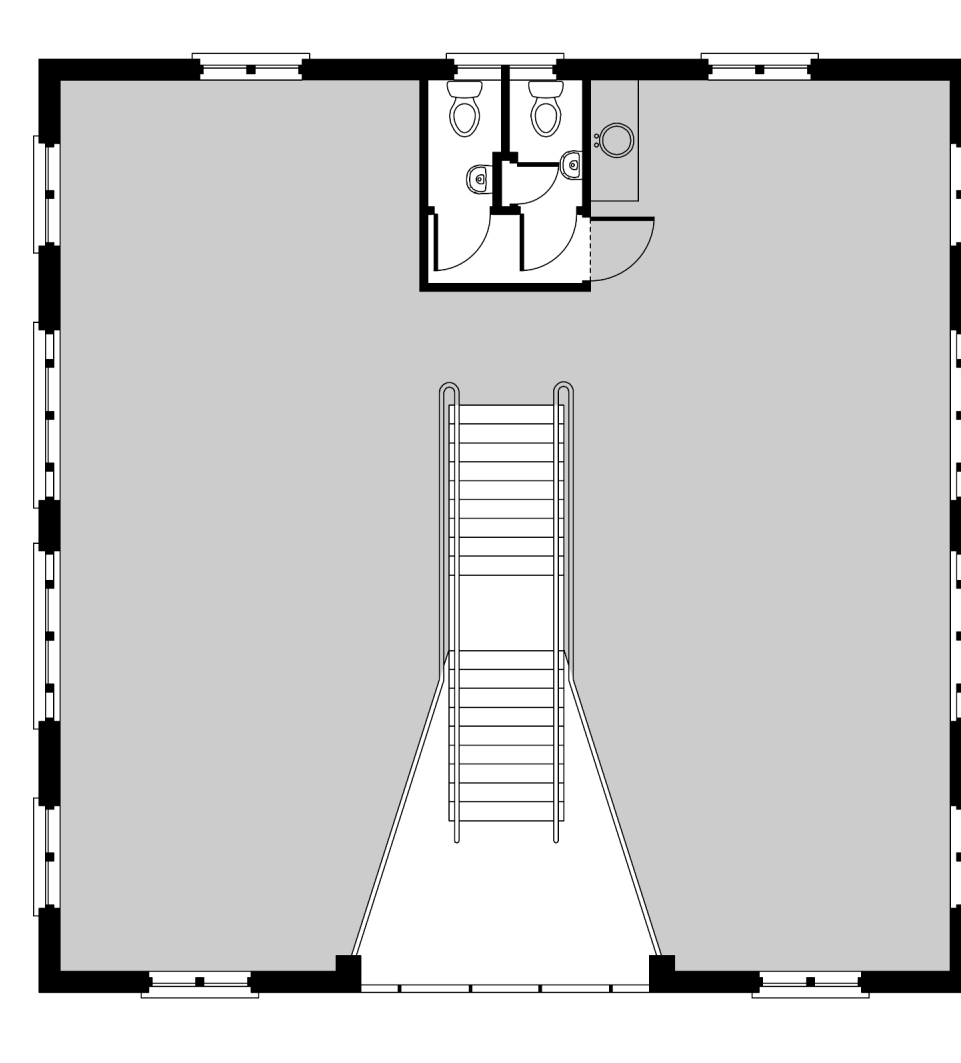
SQUARE METRES

Ground Floor	128 sq m
First Floor	117 sq m
Total	245 sq m

Plans are not to scale and measurements are NIA (net internal area)



Ground floor



First floor

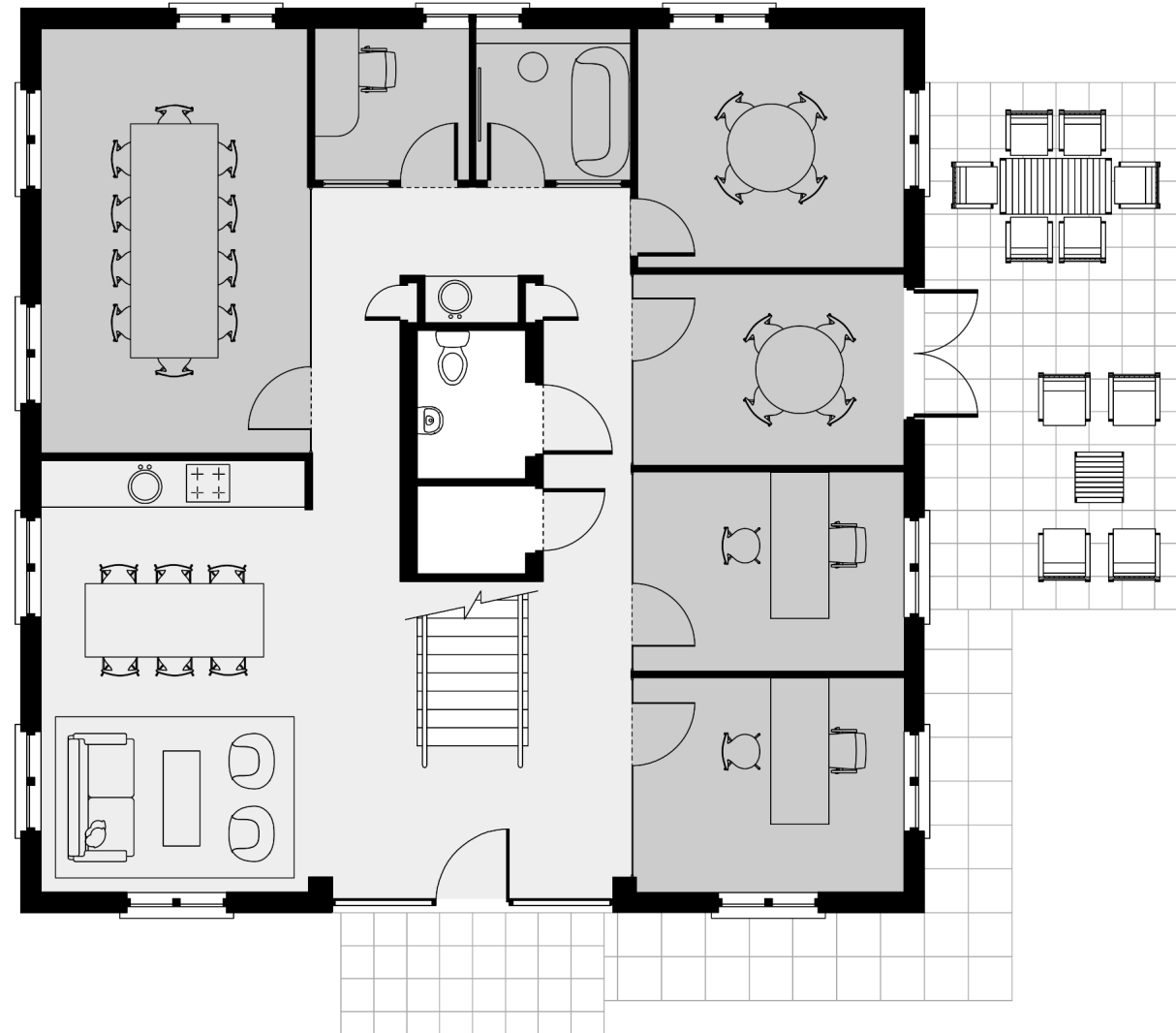
— SPACE PLAN EXAMPLE

UNIT 12

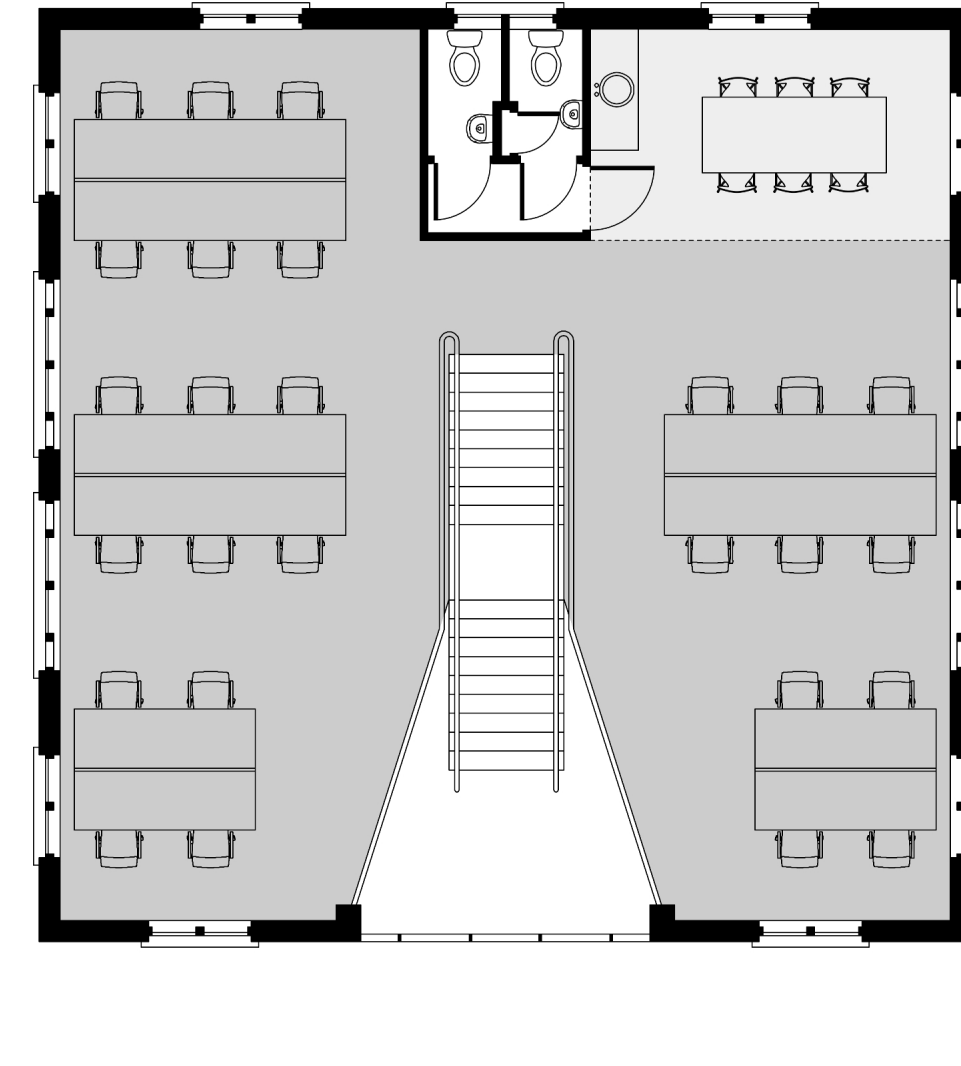
Unit 12 space plan example



Bill Reed Architecture is available to design and implement a new tenant fit out if requested. We recently finished refurbishing Unit 5, including custom designed tables and Fritz Hansen series 7 chairs.



Ground floor



First floor

— COSTS

UNIT 12

AVAILABLE AT £27 PER SQ FT EXCLUSIVE

Annual rent	£71,200
Annual service charge	£8,043
Business rates	£27,648
Total approximate annual outgoings	£106,891

Total occupancy costs at the Courtyard can be shown to be much less than other offices in Bracknell, whether serviced or not.

Unforeseen expensive dilapidations are one of the downsides of a traditional lease, but the Courtyard has been designed from the outset to keep these under control.

The average service charge at the Courtyard is £3.05 per sq ft compared with an equivalent average of £7.80 per sq ft for other available offices, adding around £5 per sq ft to annual outgoings.



Unit 12 is highlighted in white

— IS UNIT 12 THE RIGHT BUILDING FOR YOU?

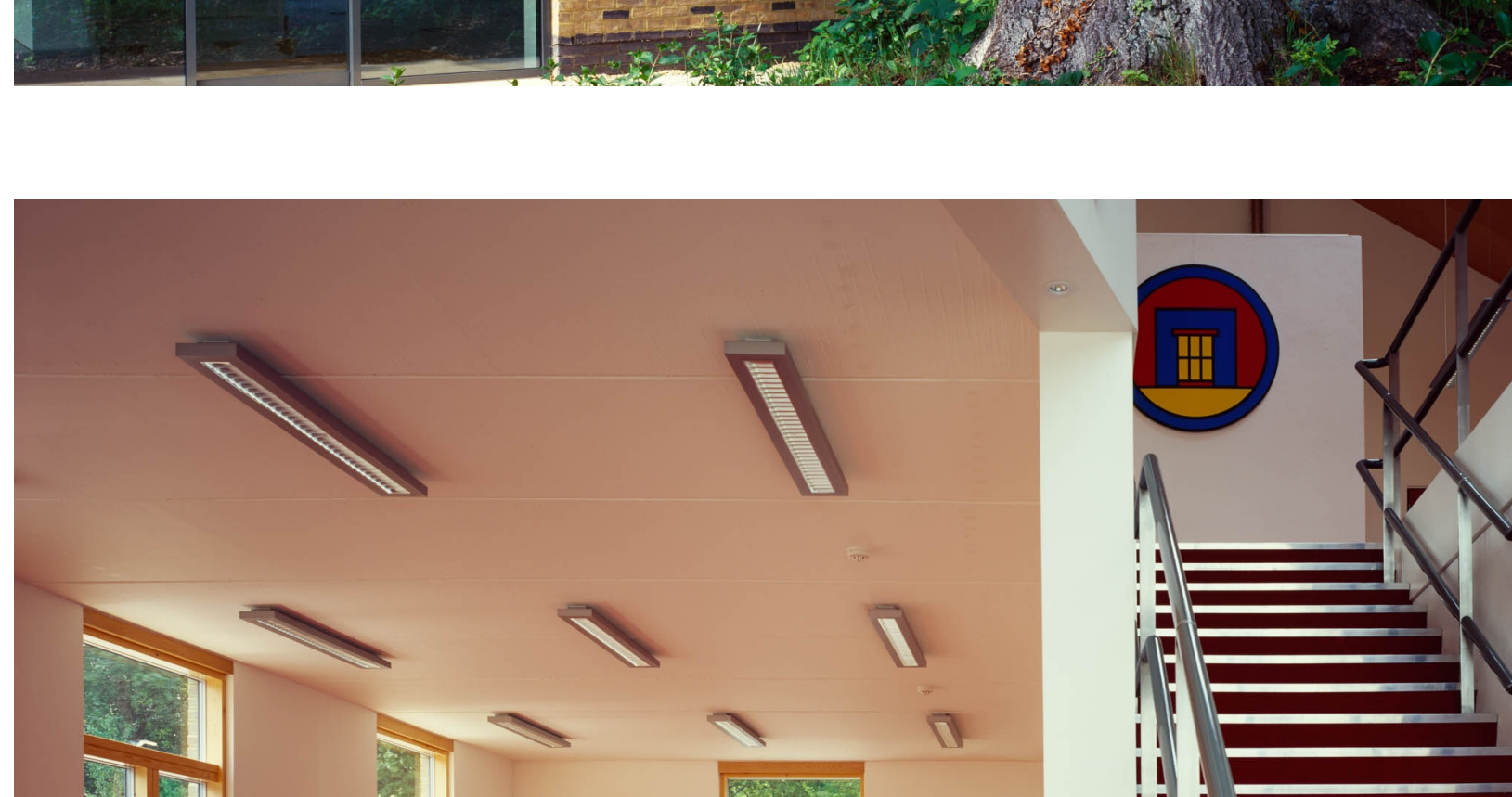
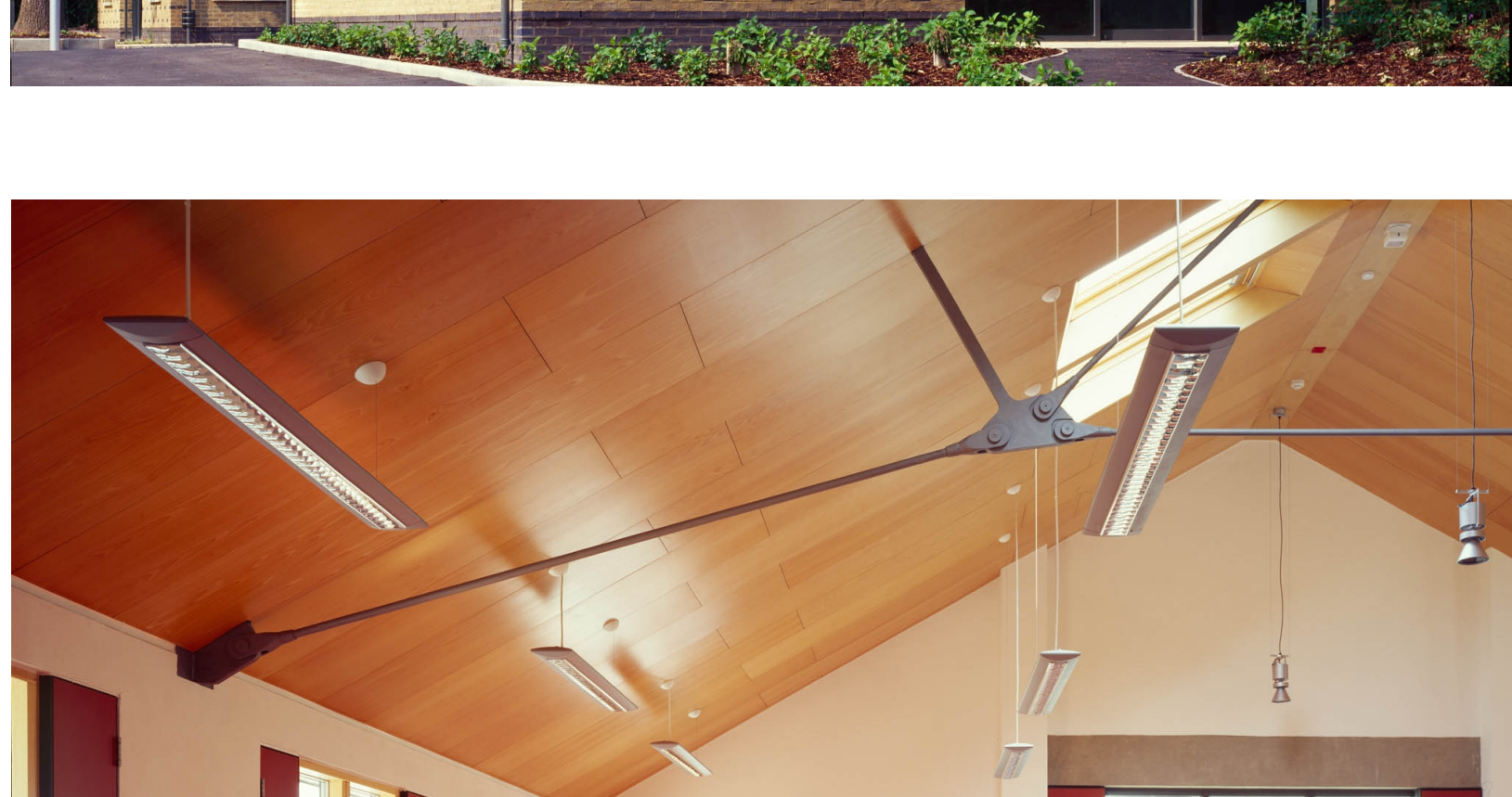
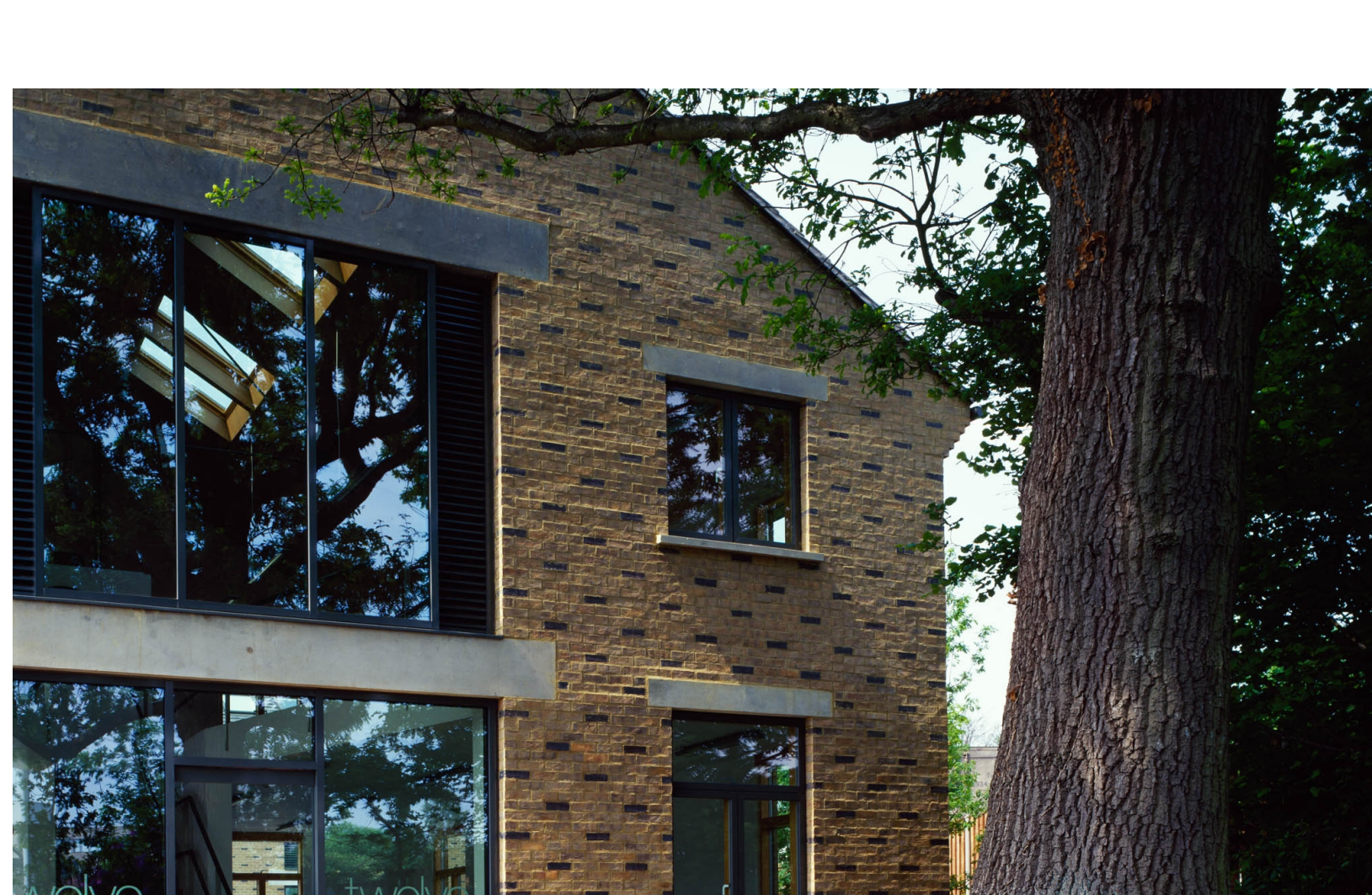
Occupying a prominent position at the entrance to the Courtyard, Unit 12 is one of the two detached buildings.

Bill Reed Architecture is available to design and implement a new tenant fit out if requested. We recently finished refurbishing Unit 5, including custom designed tables and Fritz Hansen series 7 chairs. Unit 12 already has partitions on the ground floor, but they can be refigured as necessary, and we are happy to help adapt the space to how each individual occupier would use it.

One of the biggest difficulties for an occupier is striking the right balance between the extra space needed and the cost. Too little space, and you may have to move again soon. Too much space, and the business incurs needless additional cost.

The previous occupiers of Unit 12 are moving into Unit 1 as their space requirement evolved. Having the possibility of moving before a lease event can be a useful benefit.

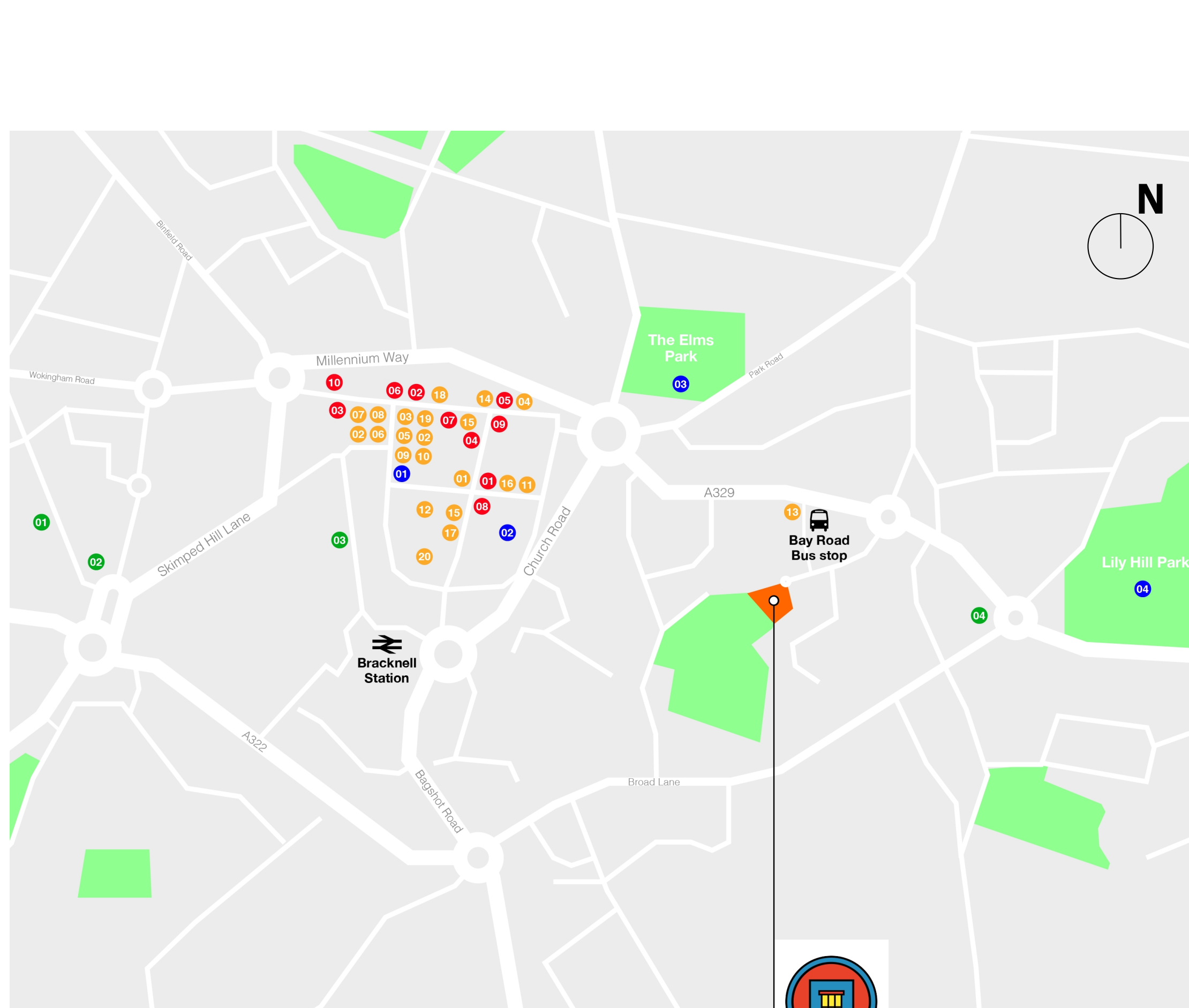
— INDICATIVE GALLERY OF UNIT 12



— LOCATION

THE COURTYARD, EASTERN ROAD, BRACKNELL, BERKSHIRE RG12 2XB

- Restaurants**
 - 01 Bill's
 - 02 Blue's Smokehouse
 - 03 Carlucio's
 - 04 Fuego
 - 05 GBK
 - 06 Las Iguanas
 - 07 Nando's
 - 08 Pizza Express
 - 09 Wagamama
 - 10 Zizzi
 - 11 Bar Torino
 - 12 Brown Bag
 - 13 Caffè Kix
 - 14 Coffee Barker
 - 15 Costa Coffee
 - 16 Greggs
 - 17 Mason + Rye
 - 18 Patisserie Valerie
 - 19 Pret A Manger
 - 20 Starbucks
- Retail**
 - 01 Boots
 - 02 Charles Tyrwhitt
 - 03 H&M
 - 04 Hotel Chocolat
 - 05 Fenwick
 - 06 M&S
 - 07 Next
 - 08 Primark
 - 09 Topshop
 - 10 Waitrose
- Leisure**
 - 01 Cineworld
 - 02 Grange Hotel
 - 03 The Elms Park
 - 04 Lily Hill Park
- Health**
 - 01 Absolutely Fitness
 - 02 The Gym
 - 03 Pure Gym
 - 04 Bracknell Healthspace



— TRAVEL & CONNECTIVITY

The Courtyard accessible all day every day using every form of transport.

CAR

The Courtyard to:	
Bracknell Train Station	03 mins
M4 (Junction 10)	10 mins
M3 (Junction 3)	11 mins
M25	20 mins

BIKE

The Courtyard to:	
The Lexicon	05 mins
Bracknell Train Station	06 mins

TRAIN

Bracknell Station to:	
Reading	15 mins
Waterloo	53 mins
Paddington	60 mins

AIRPORT

The Courtyard to:	
Heathrow	29 mins
Gatwick	55 mins



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