

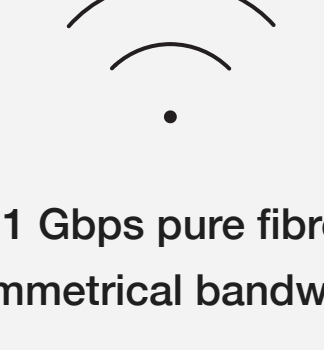
the Courtyard

UNIT 1, THE COURTYARD, EASTERN ROAD, BRACKNELL, BERKSHIRE RG12 2XB

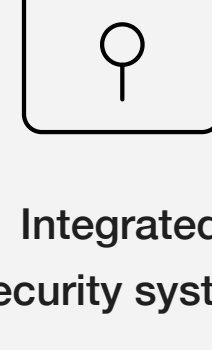


— FEATURES

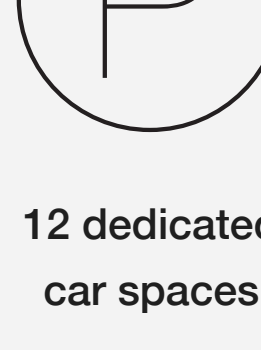
UNIT 1



1 Gbps pure fibre symmetrical bandwidth



Integrated security system



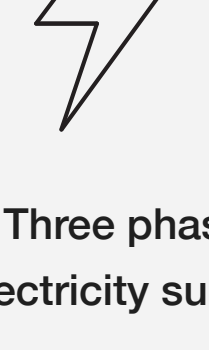
12 dedicated car spaces



EPC B



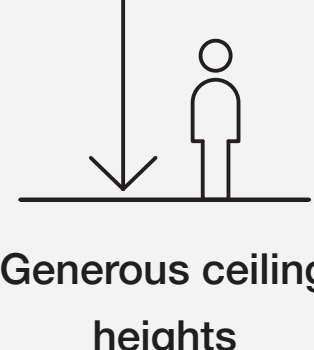
Column free interiors



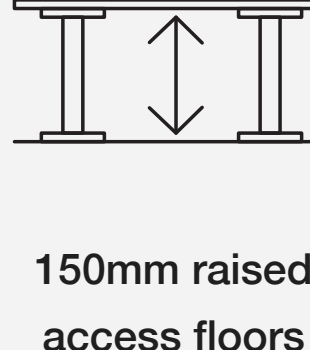
Three phase electricity supply



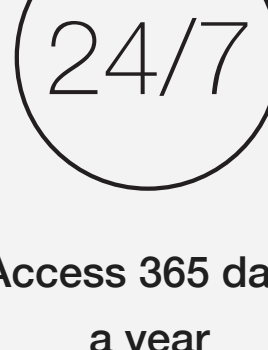
High thermal mass for passive night cooling



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 1

Unit 1 existing floor plan



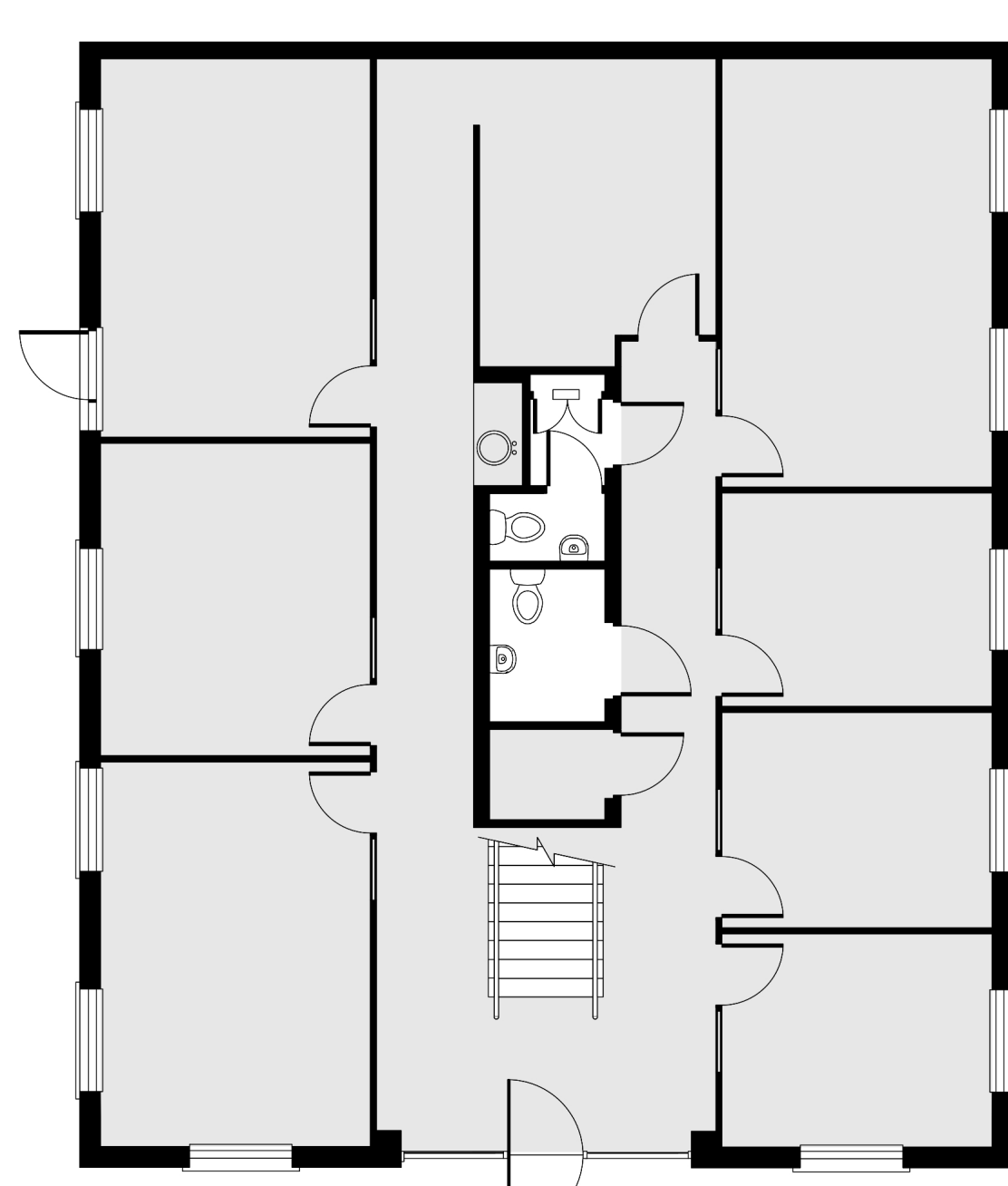
SQUARE FEET

Ground Floor	1,669 sq ft
First Floor	1,570 sq ft
Total	3,239 sq ft

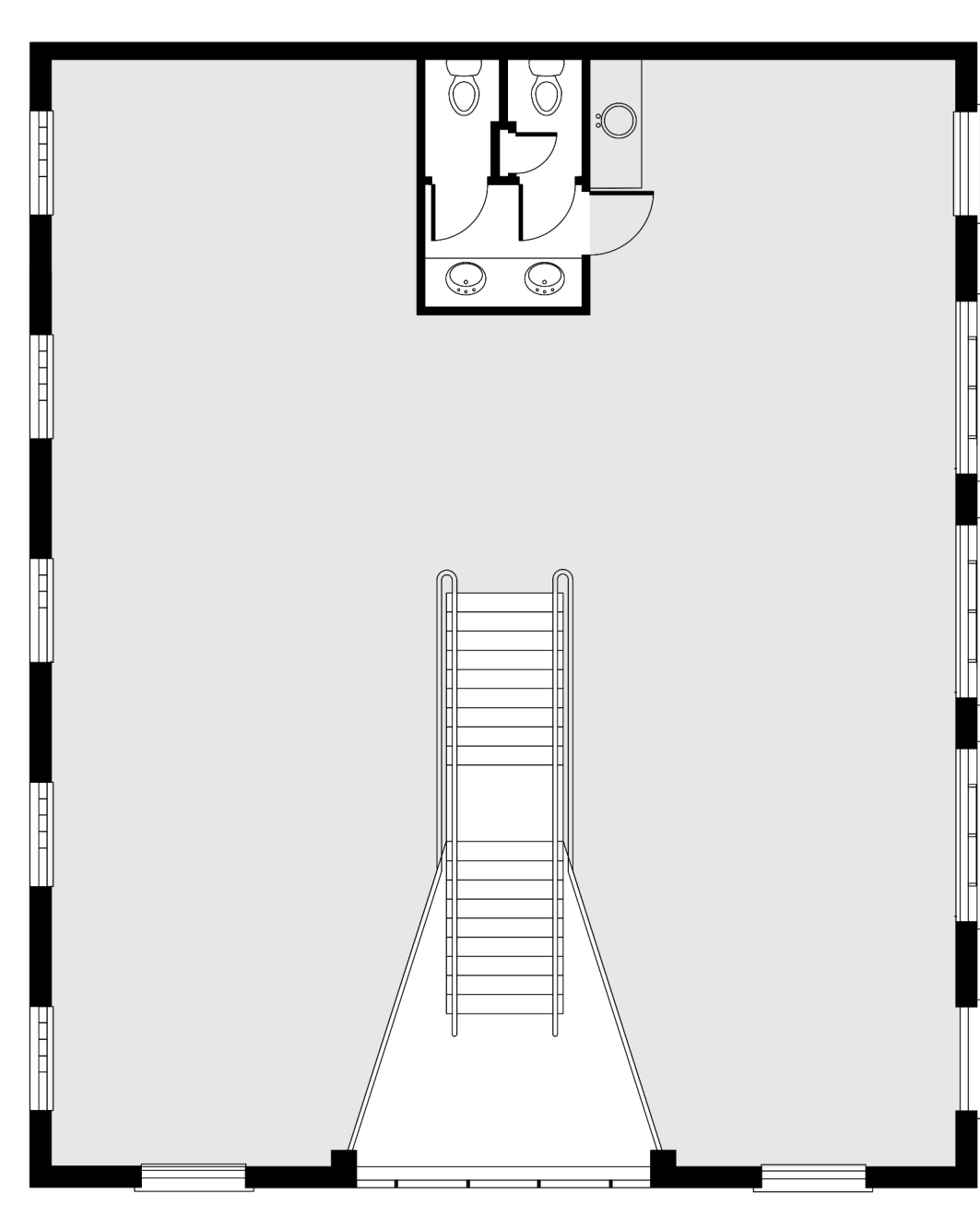
SQUARE METRES

Ground Floor	155 sq m
First Floor	146 sq m
Total	301 sq m

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



Ground floor



First floor

— SPACE PLAN EXAMPLE

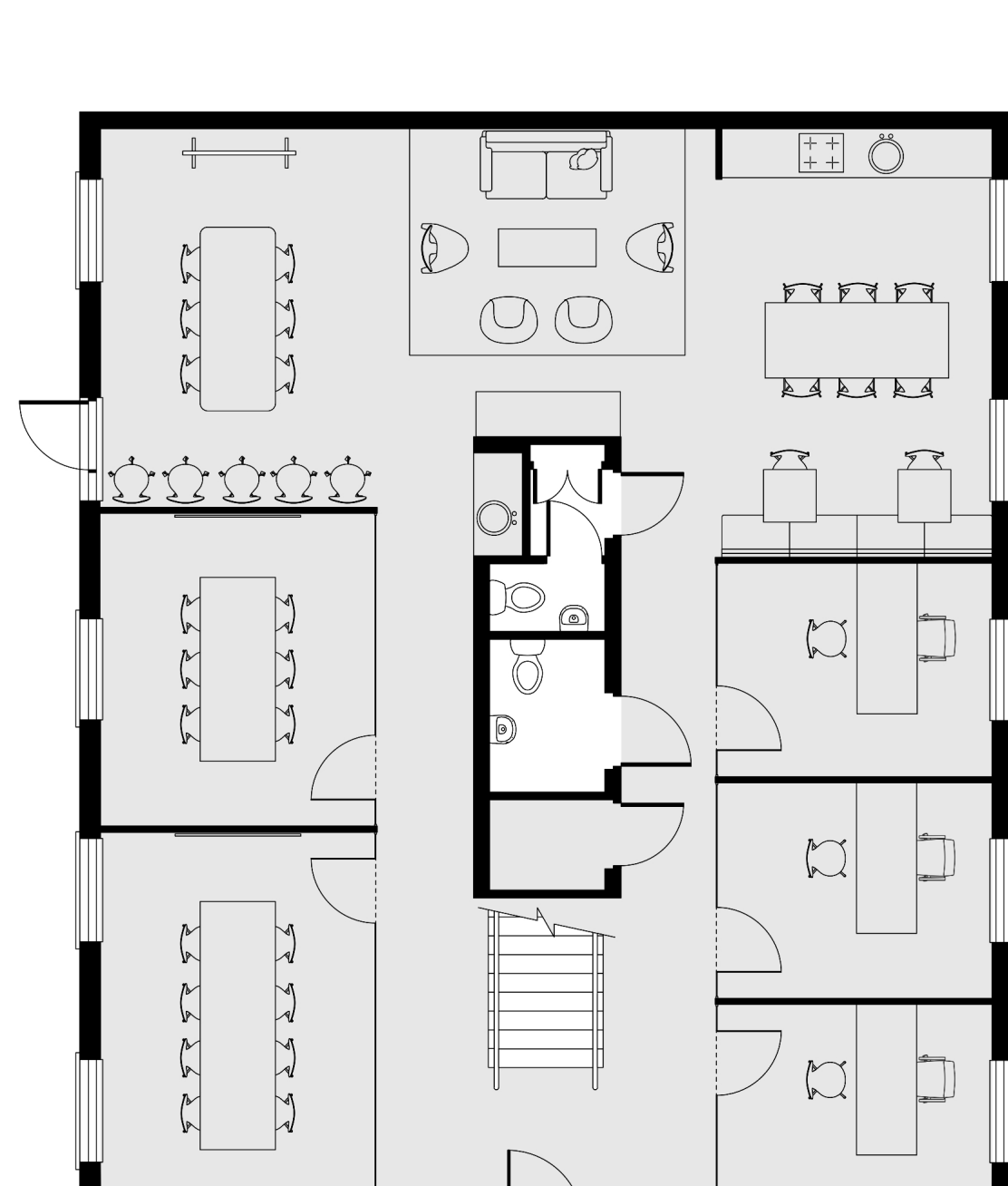
UNIT 1

Unit 1 space plan example

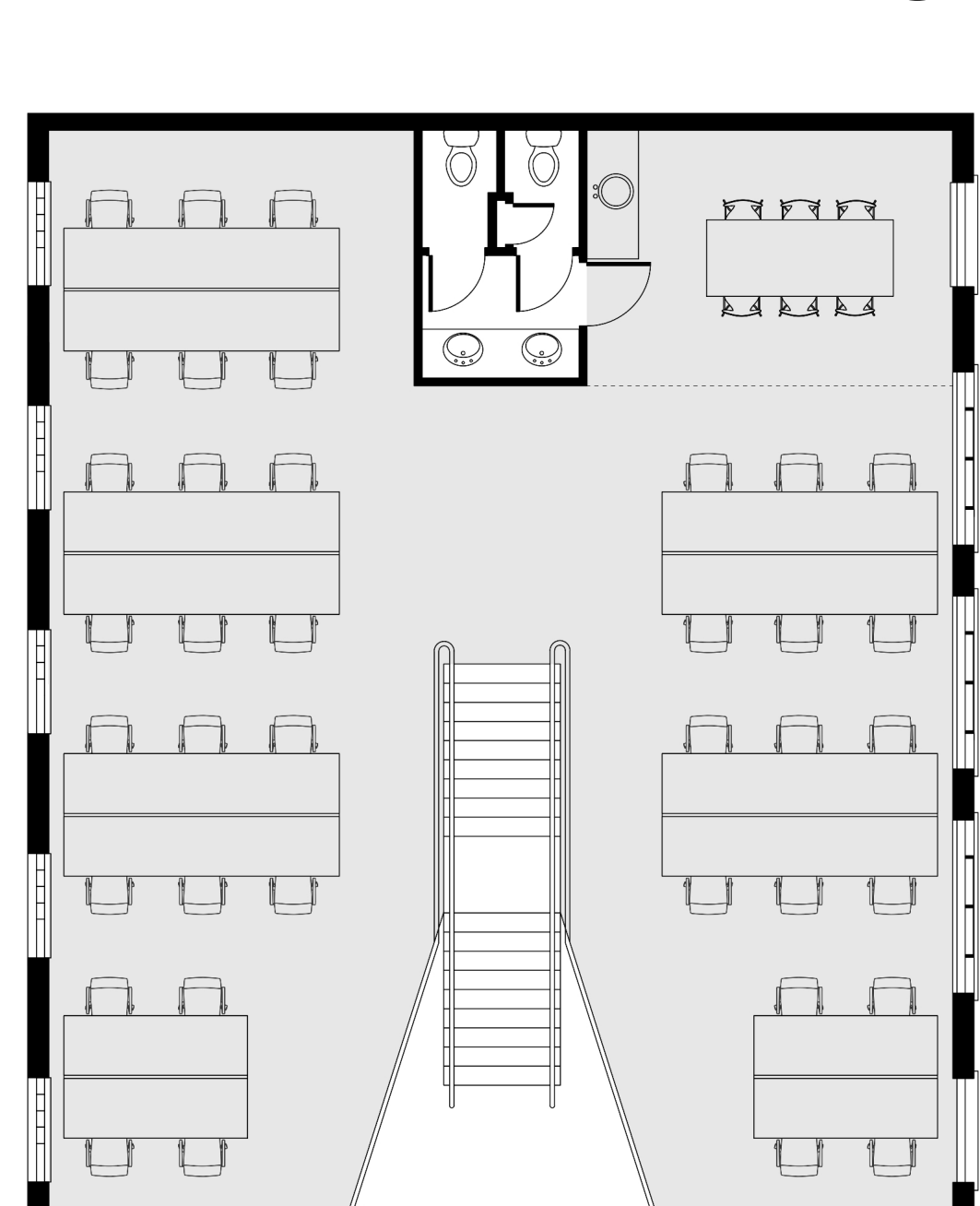


Reedspace is available to design and implement a new tenant fit out if requested. We recently finished refurbishing Unit 5, including custom designed tables and Fritz Hansen series 7 chairs.

Unit 1 already has partitions on the ground floor, but they can be refigured or replaced as necessary, and we are happy to help adapt the space to how each individual occupier would use it.



Ground floor



First floor

— COSTS

UNIT 1

AVAILABLE FURNISHED AT £25.75 PER SQ FT EXCLUSIVE

Annual rent	£83,400
Annual service charge	£8,500
Business rates	£27,000
Total approximate annual outgoings	£118,900

HIGHEST QUALITY ENVIRONMENT ACHIEVED FOR AS LITTLE AS £1.50 PER DESK SPACE PER HOUR

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 £2.26 per sq ft compared with an equivalent average of £7.60 per sq ft for other available offices, adding over £5 per sq ft to annual outgoings.



Unit 1 is highlighted in white

— IS UNIT 1 THE RIGHT BUILDING FOR YOU?

Unit 1 is the largest building at the Courtyard, so if you want clear flexible space for up to 40 people (at pre-COVID 19 density) this could suit. 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. Reedspace helps you get this right by trying to facilitate changes before a lease expires.

Past occupiers have successfully expanded into adjacent buildings with interconnecting openings, or sub-let a floor in their building to produce income until they needed the additional space. Occupiers have also moved into different buildings at the Courtyard as their space requirements have ebbed and flowed. Having the possibility of moving before a lease event can be a useful benefit.

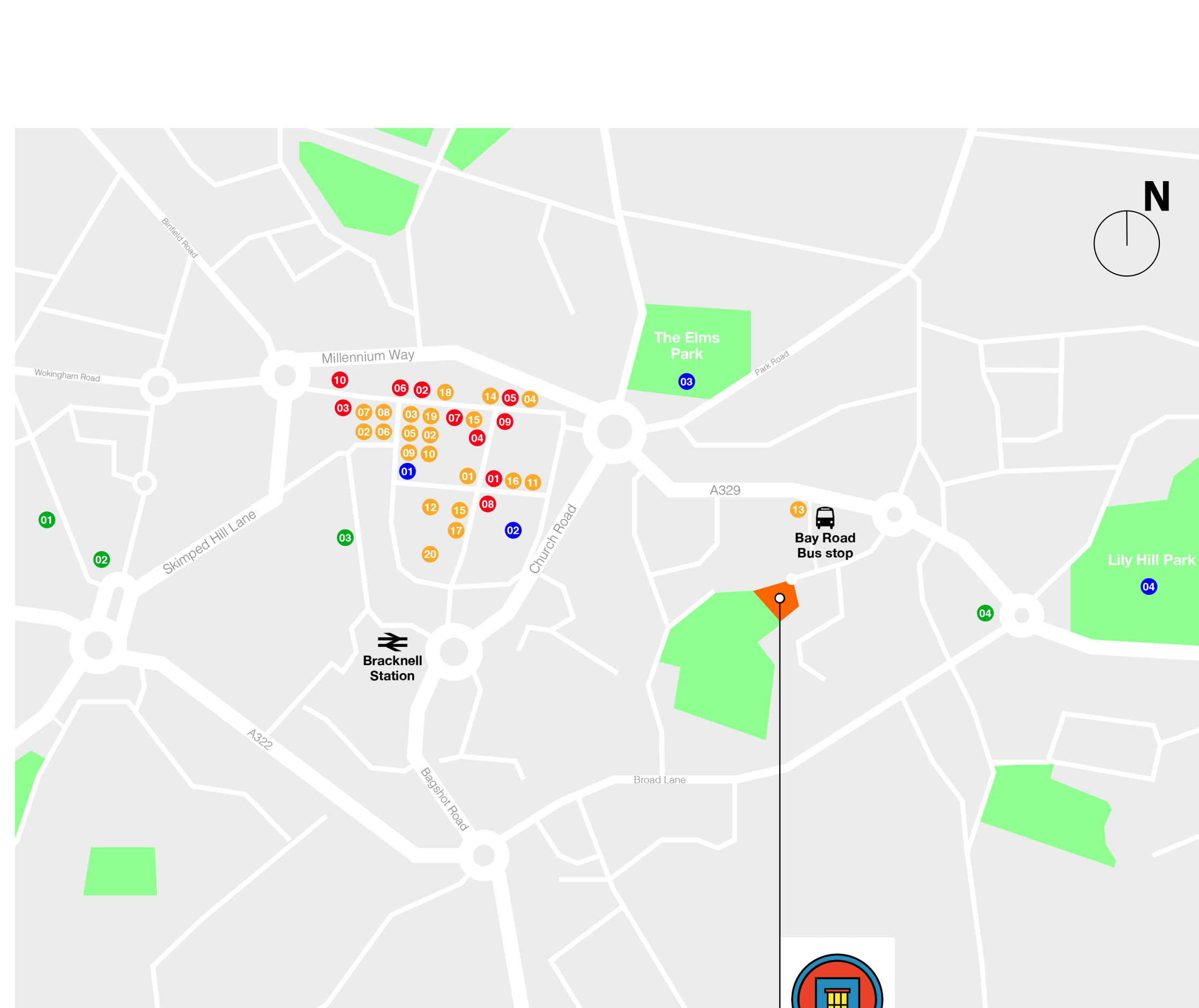
— GALLERY



— LOCATION

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

- Restaurants**
- 01 Bill's
- 02 Blue's Smokehouse
- 03 Carluccio'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

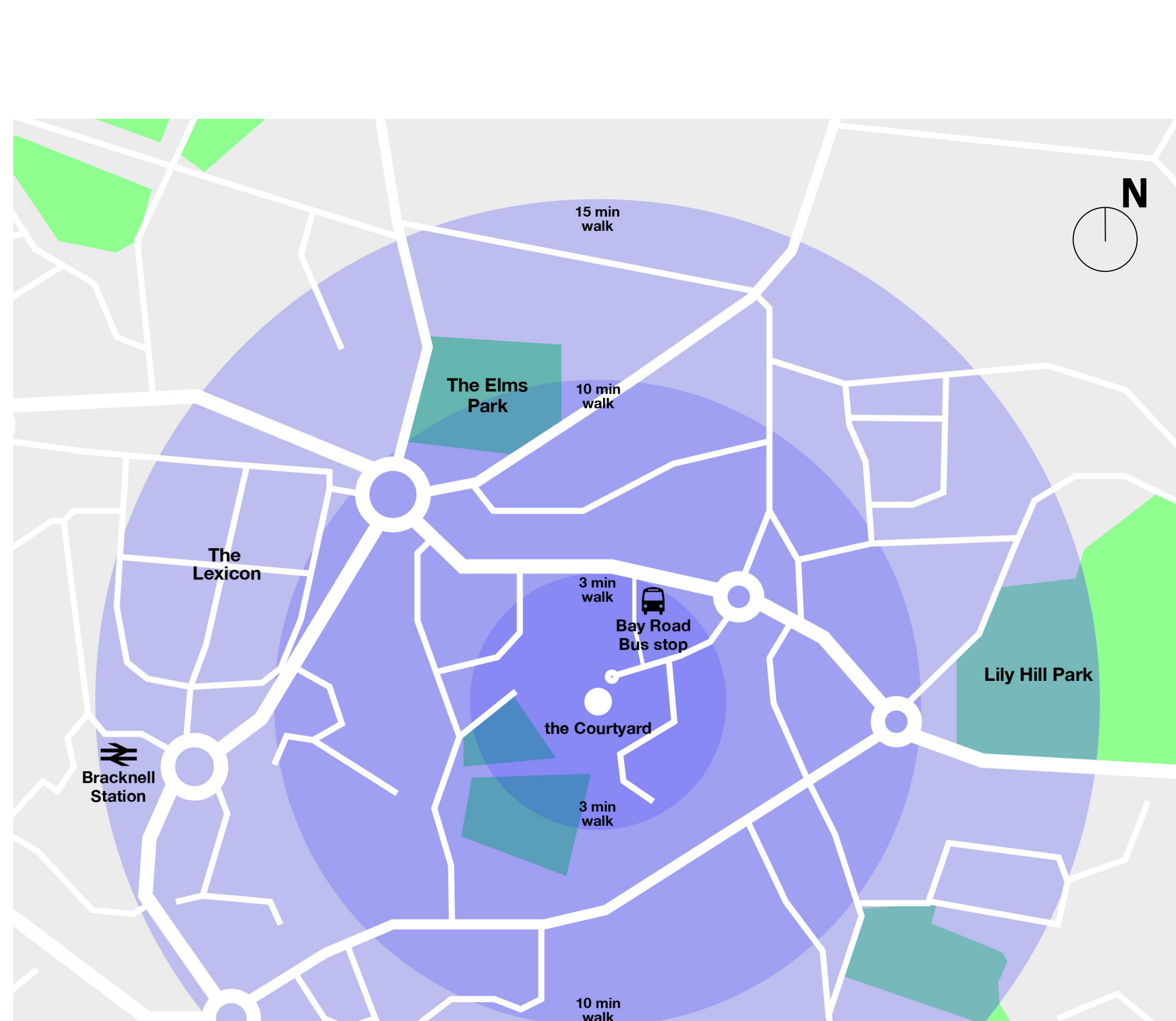
The Courtyard to:	
The Lexicon	05 mins
Bracknell Train Station	06 mins

TRAIN

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

AIRPORT

The Courtyard to:	
Heathrow	29 mins
Gatwick	55 mins



Nick Hardy 07715 032429
nick@pagehardyharris.co.uk

Bill Reed 020 7387 4521
bill@reedspace.com

Reedspace Ltd developed and manages the Courtyard in Bracknell. Page Hardy Harris are the sole agents of the Courtyard.

Reedspace Ltd gives notice for itself and its agents that (i) information on the brochure is set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions and necessary permissions for use and occupation, and other details are given without responsibility and any intending lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reedspace Ltd or its letting agents has any authority to make or give any representation or warranty whatever in relation to these properties.

© 2022 Reedspace