

Western Road, Bracknell, RG12 1RF
///outfit.faded.trials



**Western
Peninsula**

4,400 - 9,000 sq ft
Grade A Fitted Workspace
westernpeninsula.co.uk

▼
**Western Peninsula
offers contemporary
workspace in Bracknell's
business district.**

4,400 - 9,000 sq ft of newly fitted and thoughtfully refurbished, Grade A accommodation designed for flexibility and the modern occupier.





▼
The 2nd floor has been comprehensively refurbished and fitted to meet the demands of modern businesses.

Specification



Double height reception



Great parking ratio 1:215 (40 spaces)



VRF air conditioning



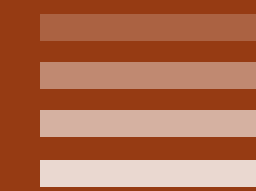
New LED light fittings



Shower and changing facilities onsite



Onsite cycle storage



Full access raised floors



EPC rating B 39



New metal suspended ceiling tiles



INIFI superfast internet connectivity

The Club Room

▼
The Club Room has been thoughtfully designed to offer a space for collaboration and recreation away from your desk. This social space provides options for both work and play with a pool table that doubles as a meeting room table.



Workspace

A 'Day 1' fit out has been delivered with the ability to allow occupiers to customise the space to 'Day 2'



▼
Second Floor
8,999 sq ft / 836 sq m
Day 1 fit out

- 40 x workstations
- 2 x 9 person hot desking
- 2 x 10 person meeting rooms
- 4 x 2 person meeting rooms
- 4 x 4 person casual meeting spaces
- 2 x 2 person casual meeting spaces

▼
Club Room
520 sq ft / 48 sqm

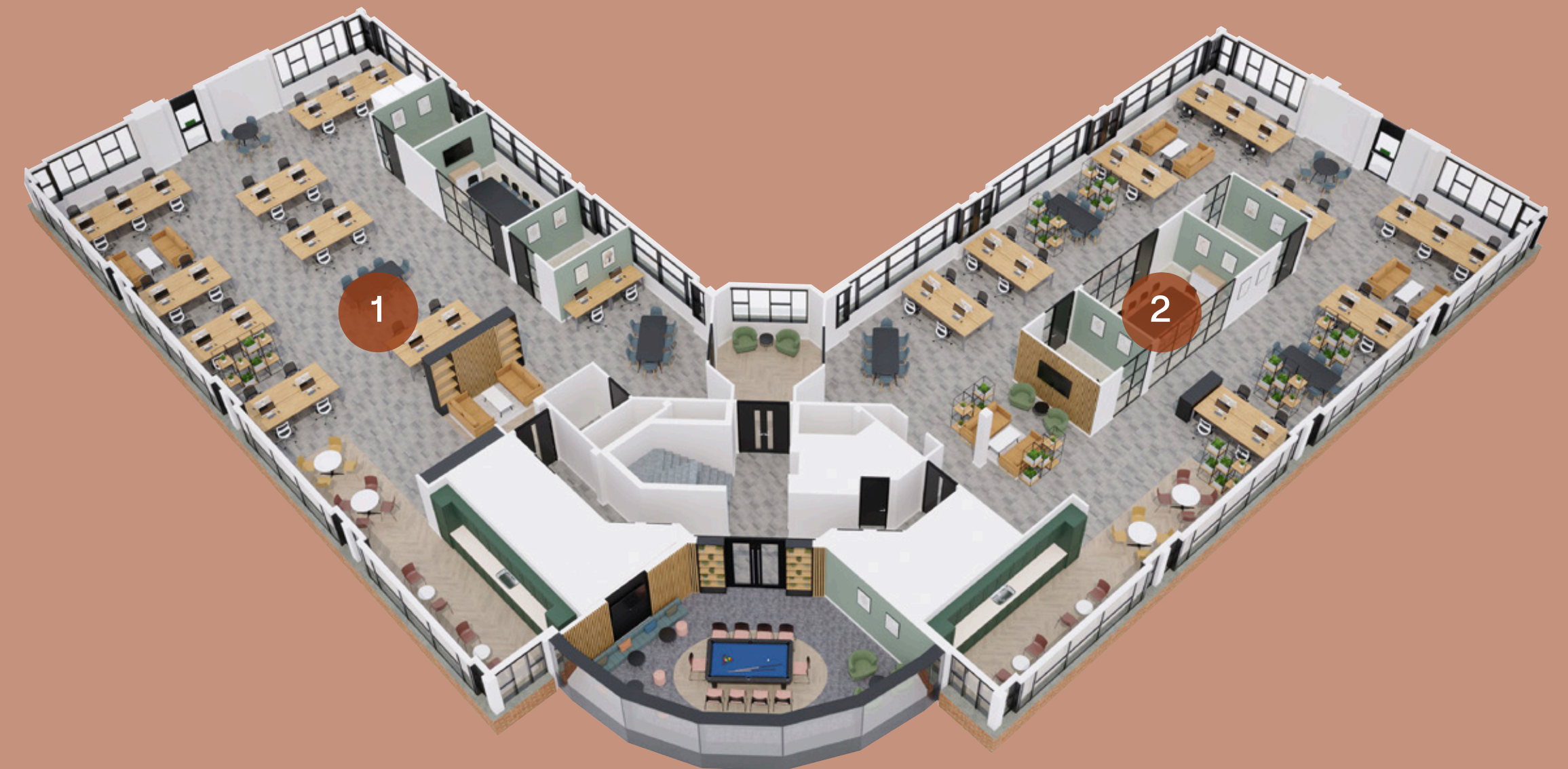




▶ **Second Floor**
 8,999 sq ft / 836 sq m
 Day 2 fit out

- 74 x workstations
- 2 x 10 person hot desking
- 2 x 9 person hot desking
- 3 x 8 person hot desking
- 2 x 10 person meeting rooms
- 4 x 2 person meeting rooms
- 9 x 4 person casual meeting spaces
- 3 x 2 person casual meeting spaces

▶ **Club Room**
 520 sq ft / 48 sqm



▶ **Second Floor Suite 1**
 4,004 sq ft / 372 sq m

- 38 x workstations
- 1 x 10 person meeting room
- 2 x quiet / zoom rooms
- 1 x breakout area
- 2 x collaboration areas
- 2 x phone booths
- 1 x informal meeting area
- 2 x sofa seating
- 1 x print and copy room

▶ **Second Floor Suite 2**
 4,187 sq ft / 389 sq m

- 36 x workstations
- 1 x 10 person meeting room
- 2 x quiet / zoom rooms
- 1 x breakout area
- 3 x collaboration areas
- 1 x informal meeting area
- 3 x sofa seating
- 32 x lockers

▶ **Club Room**
 520 sq ft / 48 sqm



Amenity



GREGGS

at M&S

WAITROSE
& PARTNERS

cineworld

Fenwick

Premier Inn

Morrisons

ODEON

L'OCCITANE
EN PROVENCE

wagamama

▼
Bracknell town centre has undergone a multi-million pound regeneration comprising new shops, leisure facilities and public spaces.



SWAROVSKI

Waterstones

next

Zizzi

HOTEL
Chocolat.

Nando's
PERI-PERI CHICKEN

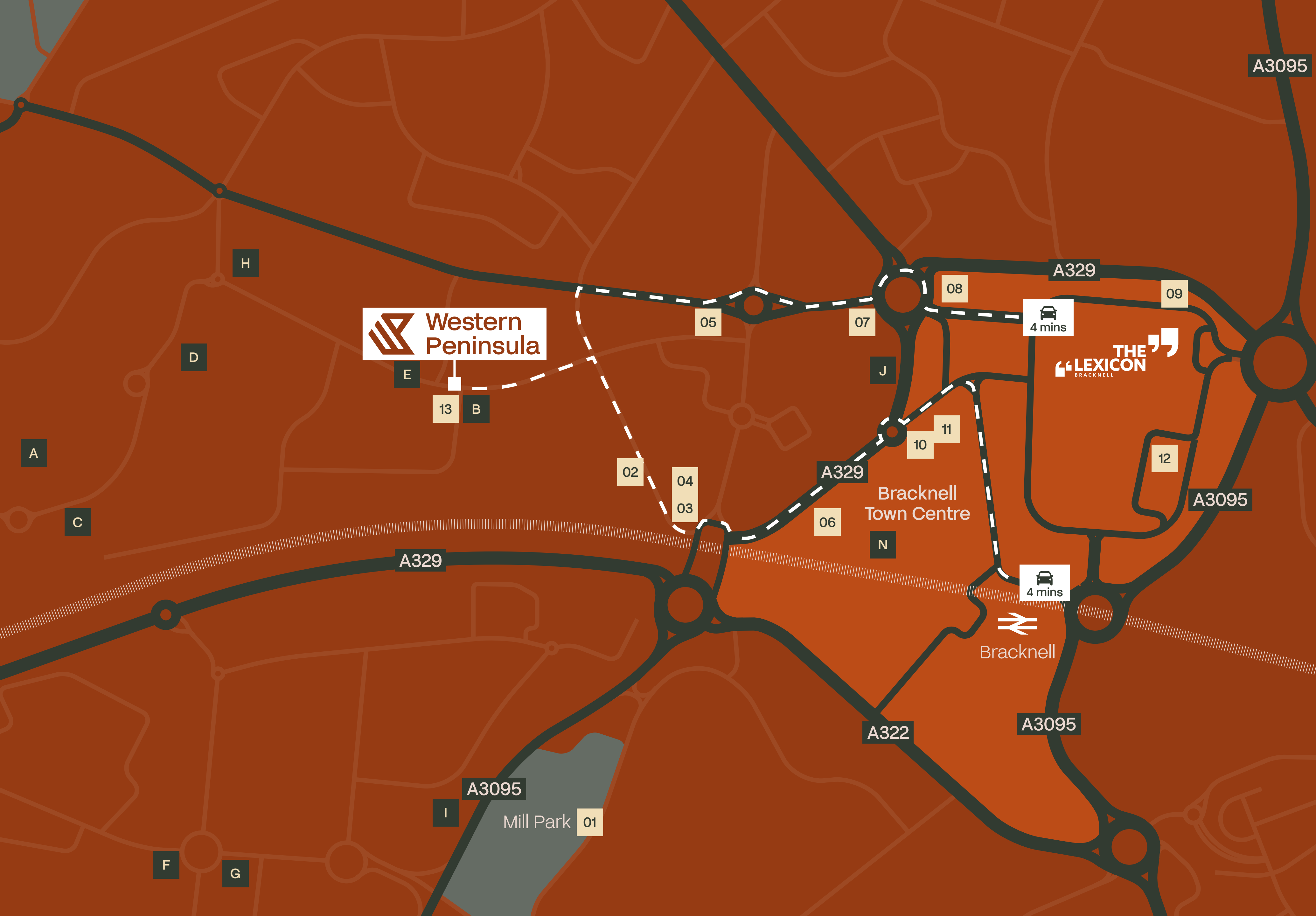
OFFICE

las
IGUANAS



▶ The Lexicon offers fabulous shopping, the very best in women's fashion and men's clothing stores, a 12 screen cinema, and many places to eat, from pizza to burgers, Italian restaurants to Japanese and pub favourites.





Local Occupiers

- A 3M
- B Dell
- C Diebold Nixdorf
- D Honda
- E Evelyn Partners
- F Fujitsu
- G Boehringer Ingelheim
- H Panasonic
- I Quantum
- J Honeywell

Leisure

- 01 Mill Park Café
- 02 Absolutely Fitness
- 03 House of Fisher Apart-Hotel
- 04 The Gym
- 05 M&S Simply Food
- 06 Morrisons
- 07 Premier Inn
- 08 Waitrose
- 09 Bracknell Library
- 10 Hollywood Bowl
- 11 Odeon Cinema
- 12 The Grange Hotel
- 13 Greggs

Car

- Maidenhead.19 mins
- Reading21 mins
- Slough25 mins
- Woking30 mins
- Basingstoke 32 mins

Rail

- Ascot7 mins
- Egham21 mins
- Paddington 1hr
- Slough1hr 4 mins
- Windsor ..1hr 14 mins





westernpeninsula.co.uk

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December 2023

2301009 | Design by James & James | jamesjames.design