



THE GRAND EXCHANGE





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SevenCapital



THE
GRAND
EXCHANGE



A GROUND BREAKING DEVELOPMENT

THE GRAND EXCHANGE
BRINGS FORWARD
THINKING LIVING TO THE
VIBRANT AND DYNAMIC
TOWN OF BRACKNELL.

With a variety of resident-only amenities and great transport connections to Reading and London, **The Grand Exchange** is ideal for professional homebuyers seeking a high-quality lifestyle.

A VIBRANT & CONVENIENT LOCATION

PROVIDING THE PERFECT BALANCE BETWEEN OUTER
CITY LIVING COUPLED WITH QUICK AND EASY
ACCESS TO LONDON AND BEYOND.

Situated in Berkshire's highly sought-after commuter belt, Bracknell offers the perfect balance between tranquil outer city living coupled with quick and easy access to London and its vibrant city streets, attractions, and bustling business hub in under an hour.

On its doorstep, Bracknell is surrounded by Swinley Forest and Crowthorne Wood – providing a perfect oasis from the hustle and bustle of day-to-day living.

A wide range of shopping and leisure facilities, including The Lexicon shopping centre, offer every opportunity for some well-earned rest and recreation.

Residents at The Grand Exchange will be able to soak up the local culture at South Hill Park's grand 18th century mansion houses or enjoy an unforgettable show at The Wilde Theatre.

For those who enjoy an active, healthy lifestyle, Bracknell boasts Bracknell Ski Centre, the Downshire Golf Complex, Bracknell Lawn Tennis Club and Esporta, with the Royal County of Berkshire Club within close proximity.

A PERFECT OASIS FROM
THE HUSTLE AND
BUSTLE OF MODERN
DAY-TO-DAY LIVING.



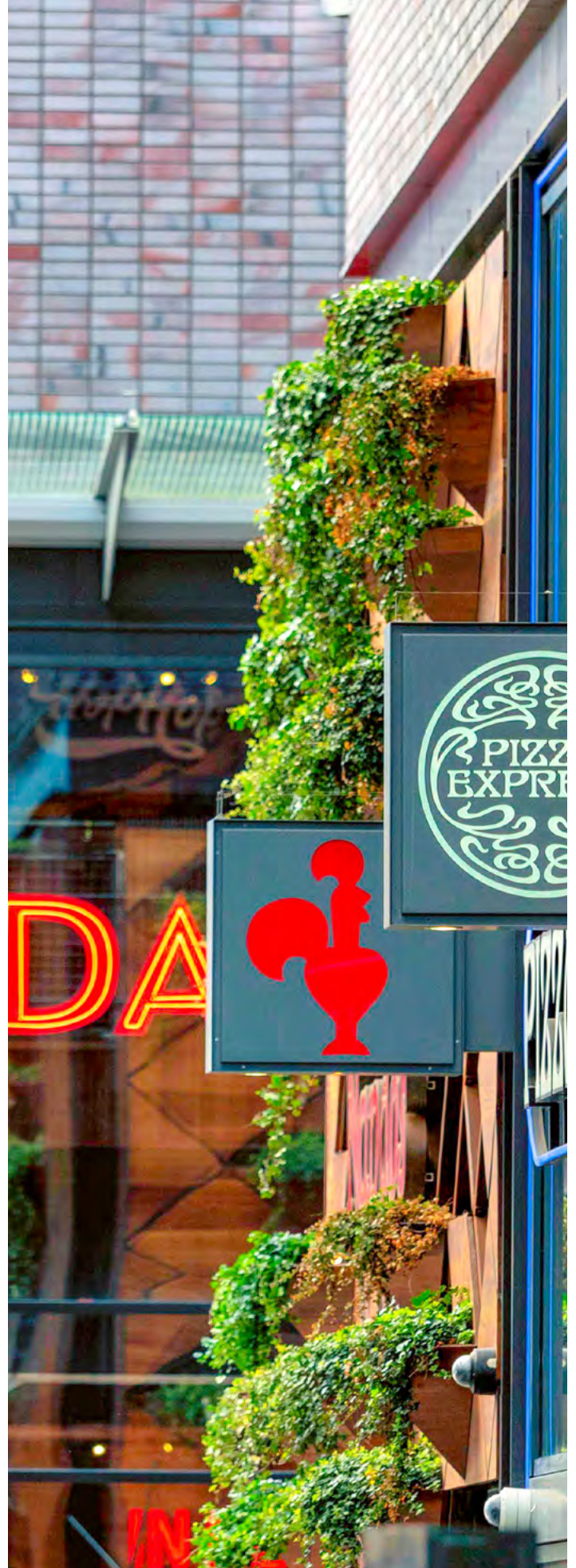


A WIDE RANGE OF SHOPPING AND LEISURE FACILITIES, INCLUDING THE LEXICON SHOPPING CENTRE, OFFER EVERY OPPORTUNITY FOR SOME WELL-EARNED REST AND RECREATION.

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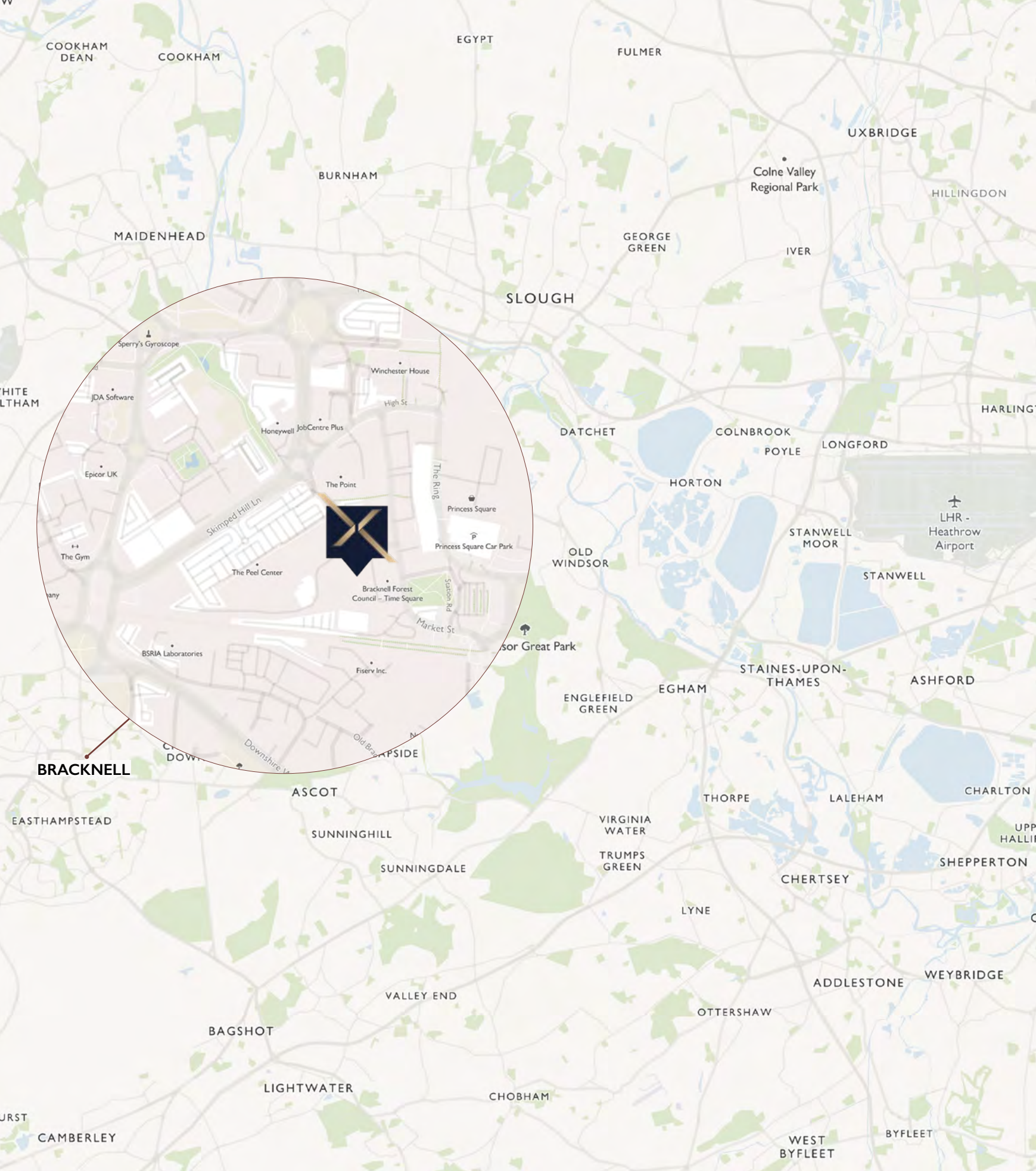


PERFECTLY POSITIONED

The Grand Exchange is perfectly positioned in the heart of Bracknell, just 5 minutes walk from The Lexicon, offering residents convenient access to one of the best retail and entertainment destinations in Berkshire.

A key part of an extensive, £770 million regeneration plan to transform Bracknell town centre, The Lexicon shopping centre opened in 2017, transforming the central area into a lively and exciting destination that now attracts more than 2 million visitors annually from both the local area and the wider Thames Valley region.

Hosting over 100 retailers, from upmarket department store Fenwick to Primark, along with a multitude of restaurants, cafes and a 12-screen cinema, The Lexicon provides residents at The Grand Exchange with everything they need, practically on their doorstep.



COOKHAM DEAN COOKHAM

EGYPT

FULMER

UXBRIDGE

BURNHAM

Colne Valley Regional Park

HILLINGDON

MAIDENHEAD

GEORGE GREEN

IVER

SLOUGH

Sperry's Gyroscope

Winchester House

WHITE LETHAM

JDA Software

High St

DATCHET

COLNBROOK

POYLE LONGFORD

HARLING

Epicor UK

The Point

The Ring

HORTON

STANWELL MOOR

LHR - Heathrow Airport

The Gym

Skipped Hill Ln

Princess Square

Princess Square Car Park

OLD WINDSOR

The Peel Center

Bracknell Forest Council - Time Square

Market St

Windsor Great Park

STANWELL

BSRIA Laboratories

Fiserv Inc.

ENGLEFIELD GREEN

EGHAM

STAINES-UPON-THAMES

ASHFORD

BRACKNELL

DOWN

Downshire W

Old Brackn

PSIDE

ASCOT

SUNNINGHILL

SUNNINGDALE

VIRGINIA WATER

THORPE

LALEHAM

CHARLTON

EASTHAMPSTEAD

TRUMPS GREEN

CHERTSEY

SHEPPERTON

VALLEY END

LYNE

ADDELESTONE

WEYBRIDGE

BAGSHOT

OTTERSRAW

LIGHTWATER

CHOBHAM

WEST BYFLEET

BYFLEET

JURST

CAMBERLEY

WALK

ODEON	3 min
CINEWORLD	4 min
THE LEXICON	4 min
BRACKNELL TRAIN STATION	5 min
BRACKNELL BUS STATION	5 min
PRINCESS SQUARE	5 min
WAITROSE & PARTNERS	8 min

DRIVE

WESTMORLAND PARK	6 min
ASCOT RACECOURSE	10 min
MILL RIDE GOLF & COUNTRY CLUB	13 min
ROYAL ASCOT GOLF CLUB	13 min
DINTON PASTURES COUNTRY PARK	16 min
WINDSOR CASTLE	21 min
READING	22 min
LONDON HEATHROW	25 min

TRAIN FROM BRACKNELL

WOKINGHAM	6 min
ASCOT	7 min
READING	20 min
CAMBERLEY	33 min
WINDSOR & EATON RIVERSIDE	55 min
LONDON PADDINGTON	55 min
LONDON WATERLOO	65 min
GUILDFORD	70 min

THE GRAND EXCHANGE









WELCOME TO THE GRAND EXCHANGE

WELCOME TO THE GRAND EXCHANGE.
A TRUE ICON IN RESIDENTIAL LIVING.

Nestled within an hour's commute of the capital, The Grand Exchange delivers high quality and world class amenities for residents seeking a higher standard of living and convenience. Featuring stylish and spacious apartments, with expansive windows and additional residential facilities, as well as on site parking allocation, The Grand Exchange is designed to cater to the modern home buyer. The residences are more than just a home, they also provide an aspirational lifestyle in the heart of the thriving commuter town of Bracknell.





FIRST CLASS AMENITIES

WELCOME TO THE GRAND EXCHANGE.
A TRUE ICON IN RESIDENTIAL LIVING.

Convenience and value for money is imperative in today's property market, and The Grand Exchange seeks to offer a new standard of living through a variety of residential amenities that cater to the diverse needs of residents, foster a sense of community and elevate their lifestyle. From a state-of-the-art gym, a relaxed garden room, a collaborative coworking space and a bookable spa treatment room. We also have on-site parking available, a spacious reception room and concierge, all on your doorstep, making The Grand Exchange truly an exceptional place to call home.





THE GARDEN ROOM

Boasting double-height, floor to ceiling windows and a living wall, The Garden Room is a spacious, tranquil space filled with plenty natural light.

It has been beautifully designed to promote relaxation, reflection and connection to nature - the perfect backdrop to unwind, entertain guests or catch up with neighbours.





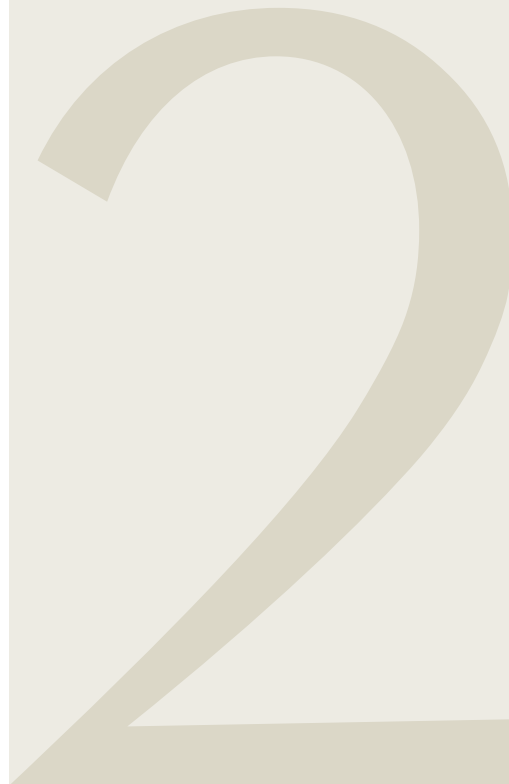




THE EXCHANGE LAB

Perfect for professional residents who need to stay connected, The Exchange Lab provides a hub of creativity and productivity where ideas can grow and be shared amongst like-minded individuals.

Inspired by New York loft-style interior design, this collaborative working hub is meticulously designed to foster focus and productivity. Enhance your work-life balance and connect with a community of like-minded professionals in this cutting-edge workspace.



TREATMENT ROOMS

The Grand Exchange includes an on site therapist to enable residents to escape the hustle and bustle of everyday life and enjoy some “me time”.

Simply book an appointment and relax in your very own private oasis just metres from your doorstep.









THE LIFE-CLUB

Providing the perfect balance between wellbeing and working up a sweat all under one roof, The Life Club has been expertly designed to offer a 360-degree holistic experience.

Fitted with state-of-the-art equipment, residents can embrace a healthier lifestyle on their own schedule.



THE LEXICON CLUB

The Lexicon Club is a dedicated event space for up to 20 people, ensuring a seamless blend of functionality and comfort.

Whether you need a quiet space for work meetings, hosting small gatherings, or collaborating with neighbours, The Lexicon Club provides the perfect setting.









CONCIERGE

From signing for your parcel deliveries, to booking out the treatment or private event space and maintaining health and safety on site, our concierge is on hand to help make life at The Grand Exchange that little bit easier.





HIGH - SPEC CONTEMPORARY APARTMENTS

Designed to the highest standard of quality, every apartment at The Grand Exchange promises ample open spaces flooded with natural light to create a warm and contemporary atmosphere. With a variety of layouts to choose from, including many with private balconies and terraces, there is something to cater to everyone's taste.

Smart appliances are included as standard, complemented by high gloss fitted wall and base units within the kitchen. Bespoke fitted wardrobes with sliding doors add the finishing touches to a bedroom that epitomises sophistication while the bathroom facilities are sleek, modern and stylish.

























ENERGY EFFICIENT

As part of SevenCapital's ongoing commitment to more environmentally friendly and sustainable homes, The Grand Exchange benefits from both solar panels and a heat pump system and represents a modern approach to reducing carbon emissions and prioritising long-term energy efficiency. The Grand Exchange also hosts a car club scheme run by Enterprise, for the eco conscious resident who requires the convenience of four wheels from time to time, and boasts a plenitude of cycle spaces.

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THIS CONTRIBUTES TO A GREENER AND MORE ECO-FRIENDLY COMMUNITY AND HELPS RESIDENTS MINIMISE THEIR ENVIRONMENTAL IMPACT.



CARCLUB

CARCLUB

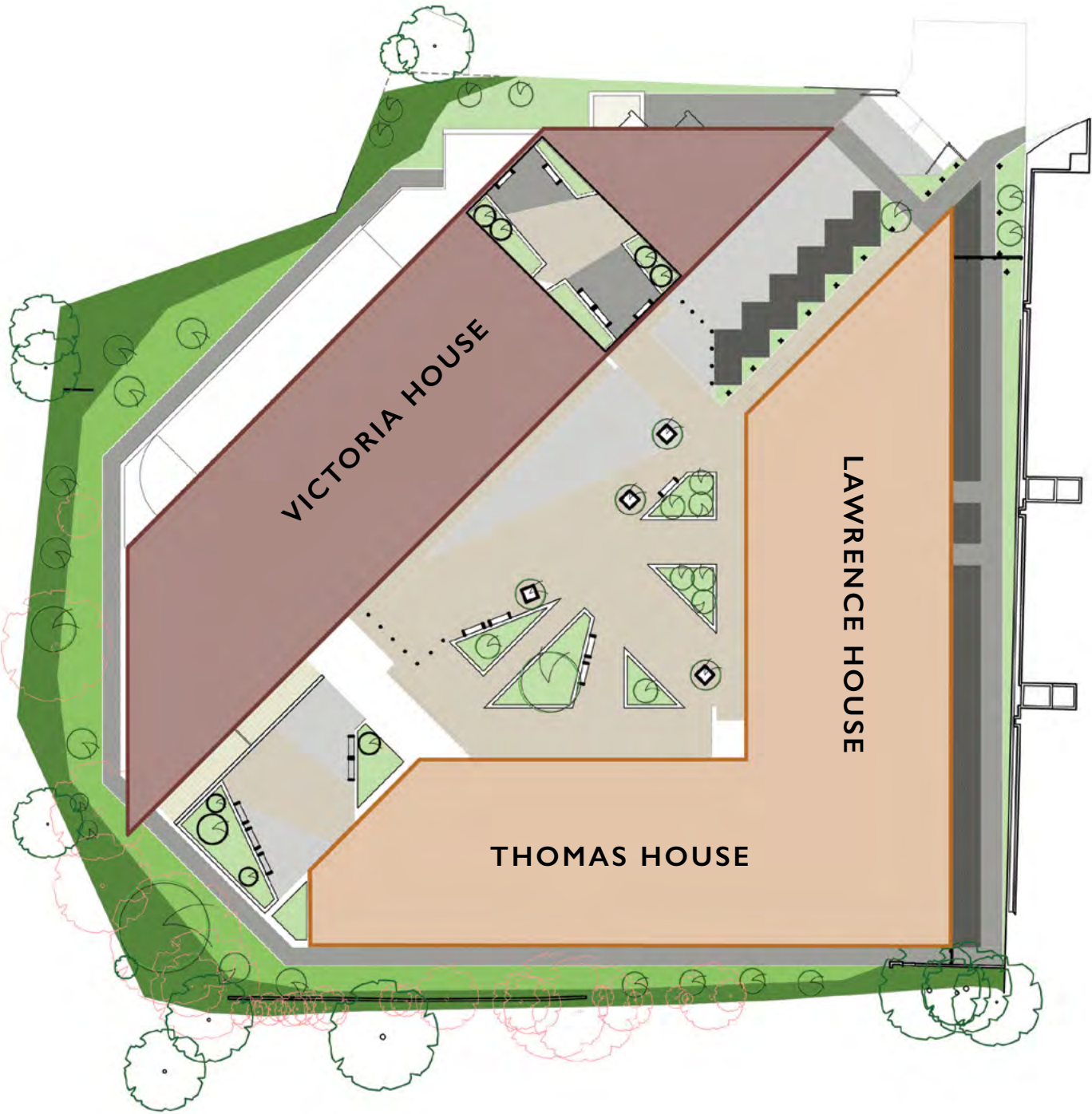
VISITOR

VISITOR

VISITOR

seventhing
THE CHAIR LITTING
MEET FOR
THE GRASS
EXCHANGE

SITE PLAN



OUR SPECIFICATION

AMENITIES

- The Garden Room
- The Life-Club
- Treatment Rooms
- The Lexicon Club
- The Exchange Lab

CONCIERGE AND SECURITY

- Concierge
- Private off-road access
- Secure access for residents and guests
- Secure video intercom entry system to every apartment
- Hardwood veneered entrance door with spy hole to apartments

PARKING

- Secure multi-story car parking
- Electric car charging points
- Bicycle storage spaces

LIFTS

- Resident lifts serve all residential levels and car parking

RECEPTION

- Spacious reception area with bespoke features including stone floor and walls
- Comfortable and elegant seating area for residents and guests
- Secure mail room adjacent to concierge
- Bespoke concierge desk
- Feature lighting

KITCHEN

- High gloss contemporary fitted wall and base units
- Composite worktops
- Built-in extractor
- 4 zone induction hob
- High-quality stainless steel sink with premium mixer tap
- Integrated washer/dryer, dishwasher, fridge, freezer and combination microwave oven

BATHROOMS

- Vanity unit with in-built storage
- Co-ordinated floor and full-height wall tiling around bath and shower
- Glass shower surround

- Heated chrome finished towel rails
- Integrated shaver socket
- Shower fittings with thermostatic controls, all in stainless steel finish
- Hand wash basins with a single mixer mono-block lever tap
- Built-in bath/shower mixer with diverter and deck-mounted slim shower set
- Wall hung white ceramic WCs with concealed system
- Wall-to-wall mirror with shelving over vanity unit
- Half-height tiling around WC and basin

WARDROBES

- Bespoke fitted wardrobes with sliding doors
- Fitted clothes rail and shelf

ELECTRICAL FITTINGS

- Halogen/LED downlights throughout
- Pendant light fitting to bedroom
- Low energy LED downlights beneath kitchen cabinets
- Television points (terrestrial and satellite) to the lounge

FLOORING

- Wood effect flooring throughout lounge, kitchen and hallways.
- Fitted carpets to bedrooms
- Tiled flooring co-ordinating with wall tiles to bathroom

GUARANTEE

- 10 year CML compliant warranty provided by Checkmate



WHY CHOOSE THE GRAND EXCHANGE?

1. QUALITY DESIGN

Built to a high specification

2. LONDON COMMUTER BELT

Situated just minutes from Bracknell train station with direct trains to London Waterloo and Reading

3. FLEXIBLE LIVING

Increased demand for properties outside of cities with rise of remote working providing additional flexibility

4. RESIDENT FACILITIES

Exclusive facilities for relaxing, hosting, working and exercising - all on your doorstep.

5. NEWLY COMPLETED

Book a viewing of our show apartment with our knowledgeable sales consultants.

6. LONG TERM APPRECIATION

Bordering a multi-million town centre regeneration scheme, The Grand Exchange offers exceptional long term value.

7. BOOKABLE TREATMENT ROOM

An on site treatment room available to book via concierge.

8. AFFORDABILITY

Bracknell offers more attractive property prices than neighbouring Reading and central London





ABOUT SEVENCAPITAL

SEVENCAPITAL IS A LEADING UK REAL ESTATE INVESTMENT AND DEVELOPMENT COMPANY SPECIALISING IN LARGE-SCALE MIXED-USE, RESIDENTIAL AND COMMERCIAL DEVELOPMENTS ACROSS LONDON, SOUTH EAST ENGLAND AND BIRMINGHAM.

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Established in 2009, the business has since built an enviable portfolio of projects with a value in excess of £2.1 billion, spanning more than 7 million square feet and including circa 10,000 homes.

SevenCapital own and manage all developments from end-to-end, ensuring high standards and quality at every stage. As such we maintain an exemplary track record, with 15 years of continuous deliverance.

A development by

SevenCapital

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