

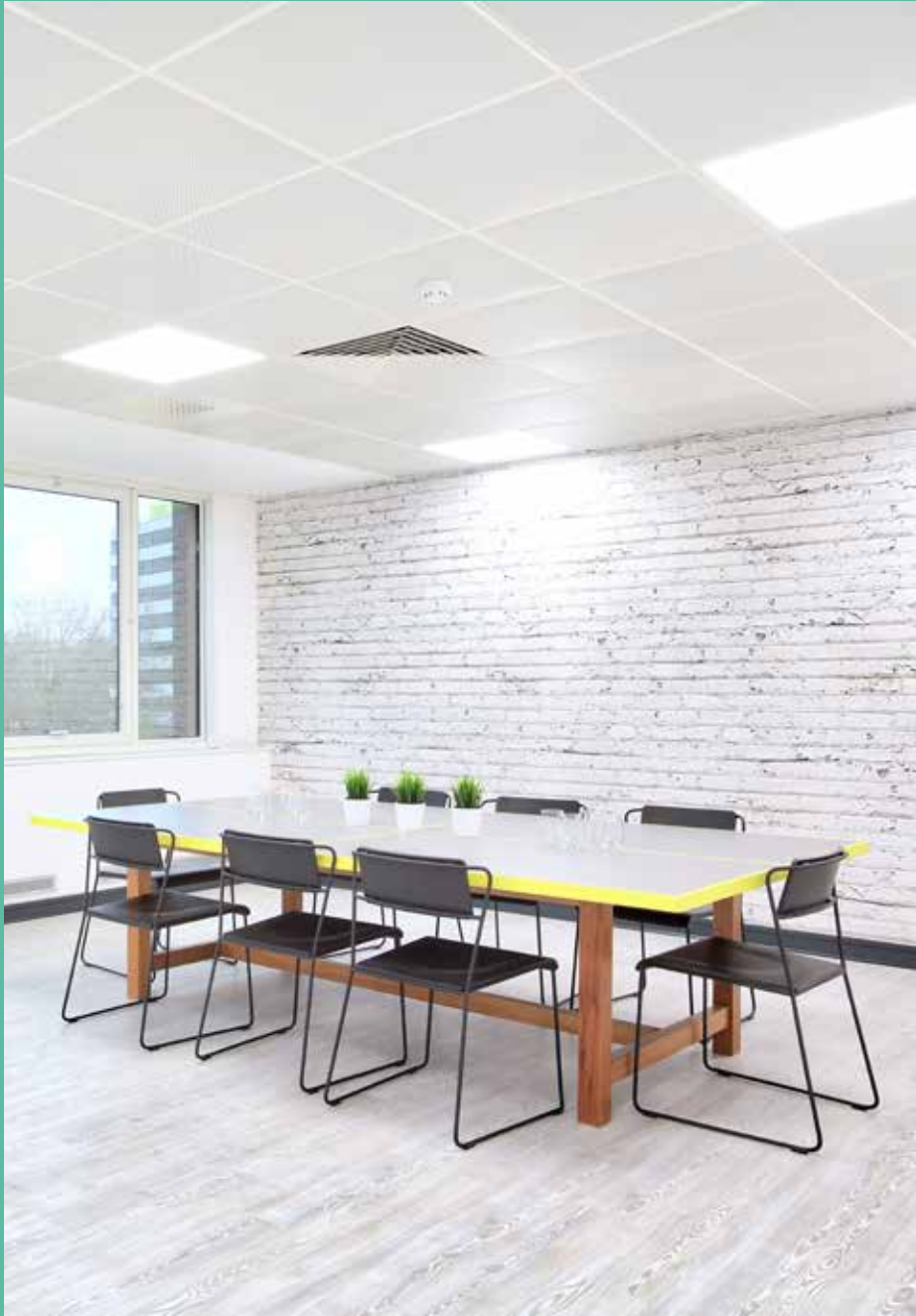
COLUMBIA

EXPLORE your future in Bracknell

MAP your central location

- Columbia has enviable transport links with easy access to the M3 and M4 motorways.
- Bracknell rail station, on the line between Reading and London Waterloo, is a two-minute walk away.





SURVEY your new home

Choose Columbia Bracknell and benefit from a superior range of in-house and town centre amenities, including showers, cycle storage, parking, shops and leisure facilities.

**2 x 1 Gigabit
fibre data lines
installed**

- Stunning New Reception
- New male & female WCs
- New showers on 1st, 3rd and 4th floors
- Full access raised floors
- Latest LED lighting with motion sensors
- VAV air conditioning system
- Double glazed windows
- Three 10 x person passenger lifts
- Reconfigured car park providing spaces at a ratio of 1:307 sq ft
- Additional car parking available

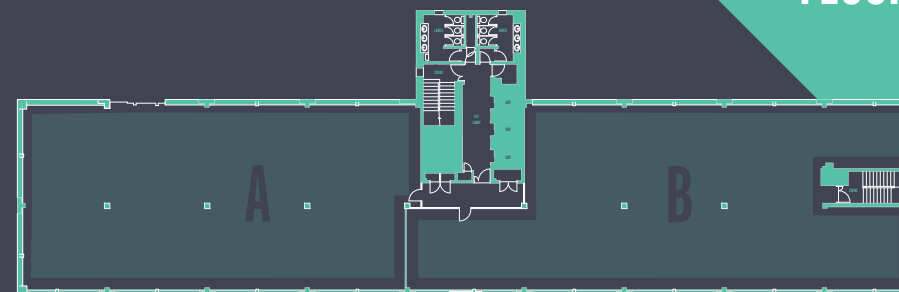


OFFICE space

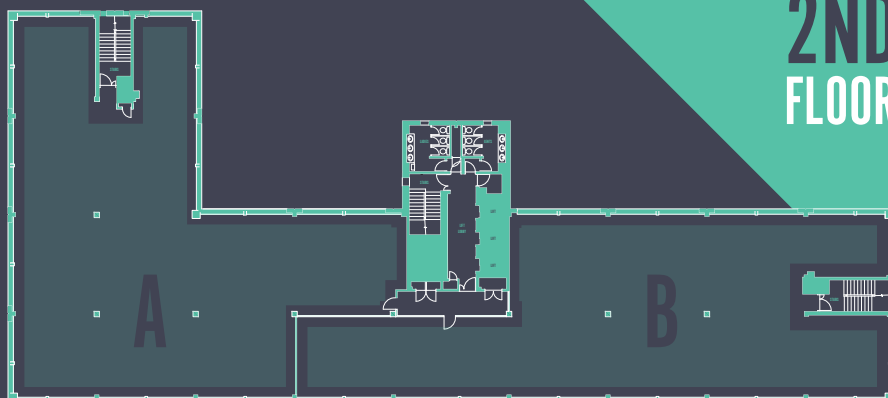
The accommodation is arranged over 2nd, 3rd and 4th floors.

floor	sq ft	sq m
4th – suite A	3,980	370
4th – suite B	4,500	418
4th – total (open plan)	8,480	788
3rd – suite A	4,305	400
3rd – suite B	1,507	140
3rd – suite C	1,055	98
3rd – suite D	2,637	245
3rd – total (open plan)	10,376	964
2nd Suite A		LET
2nd Suite B	4,769	443
TOTAL	23,625	2,195

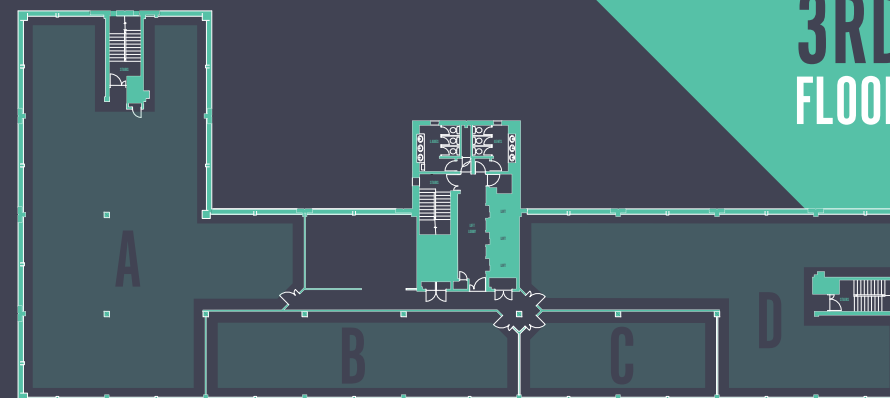
4TH FLOOR



2ND FLOOR



3RD FLOOR



TOUR your Grade A surroundings

The refurbished Columbia Bracknell has an impressive specification, including LED lighting with motion sensors, VAV air-conditioning system, three 10-person passenger lifts, showers, cycle storage and more.



DISCOVER a town transformed

Autumn 2017 will see the opening of The Lexicon. The exciting new retail and leisure complex is the showpiece of a major regeneration project which has transformed the town centre and further increased Bracknell's appeal as a location for business.



Shopping

Fenwick

M&S
EST. 1884

Waitrose

PRIMARK

H&M

TOPMAN

TOPSHOP

NEW
LOOK

BURTON

Carphone
Warehouse

DOROTHY
PERKINS

next

RIVER ISLAND

Foot Locker

PANDORA

BEAVERBROOKS
FINE JEWELLERY

KIKO
MILANO

Smiggle

vodafone

FATFACE
UNITED KINGDOM

Dining

Las
IGUANAS

Nando's

GOURMET
BURGER
KITCHEN

wagamama.

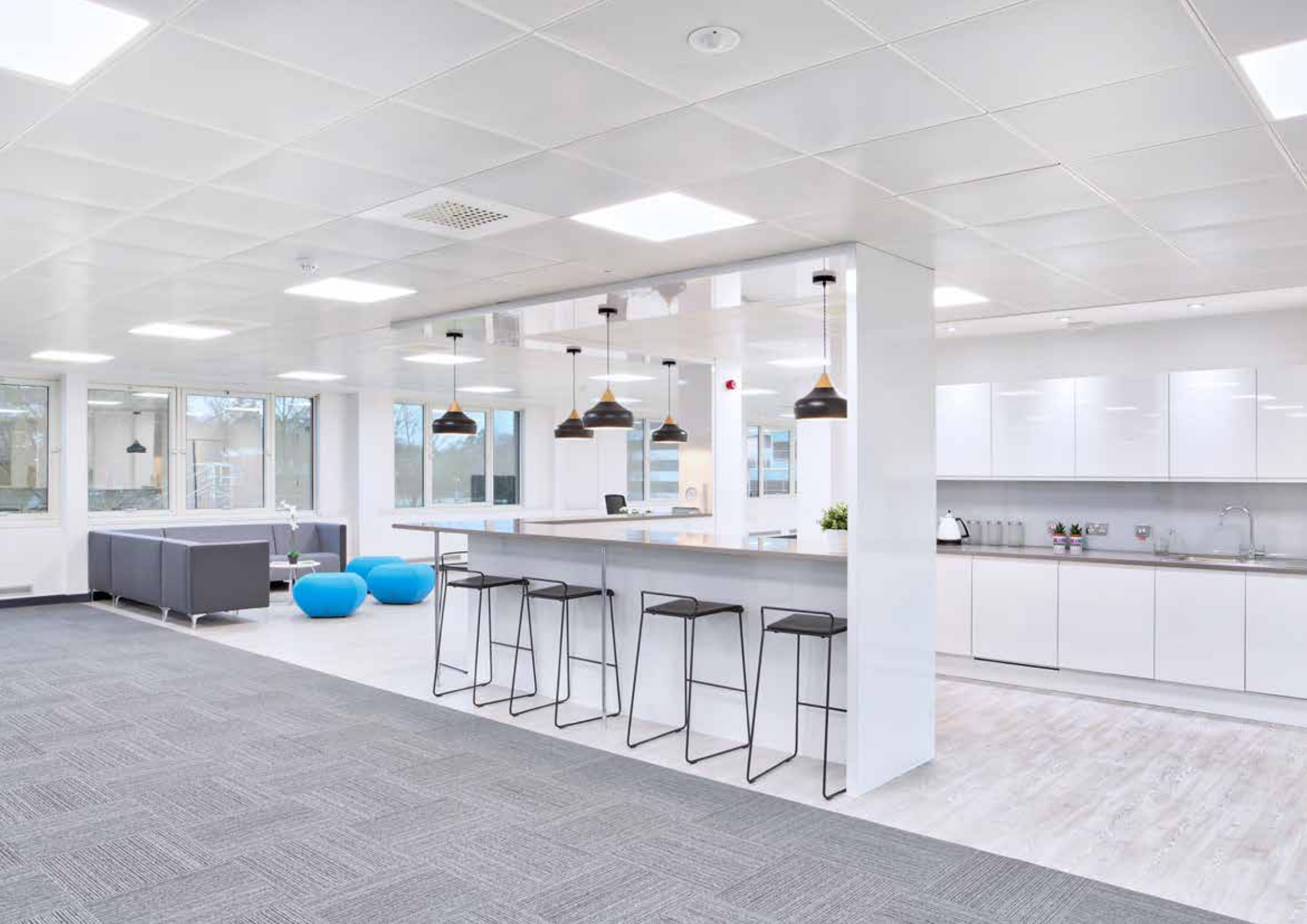
Zizzi
Restaurants

PIZZA
EXPRESS

CHIMICHANGA
TEXT+MEX

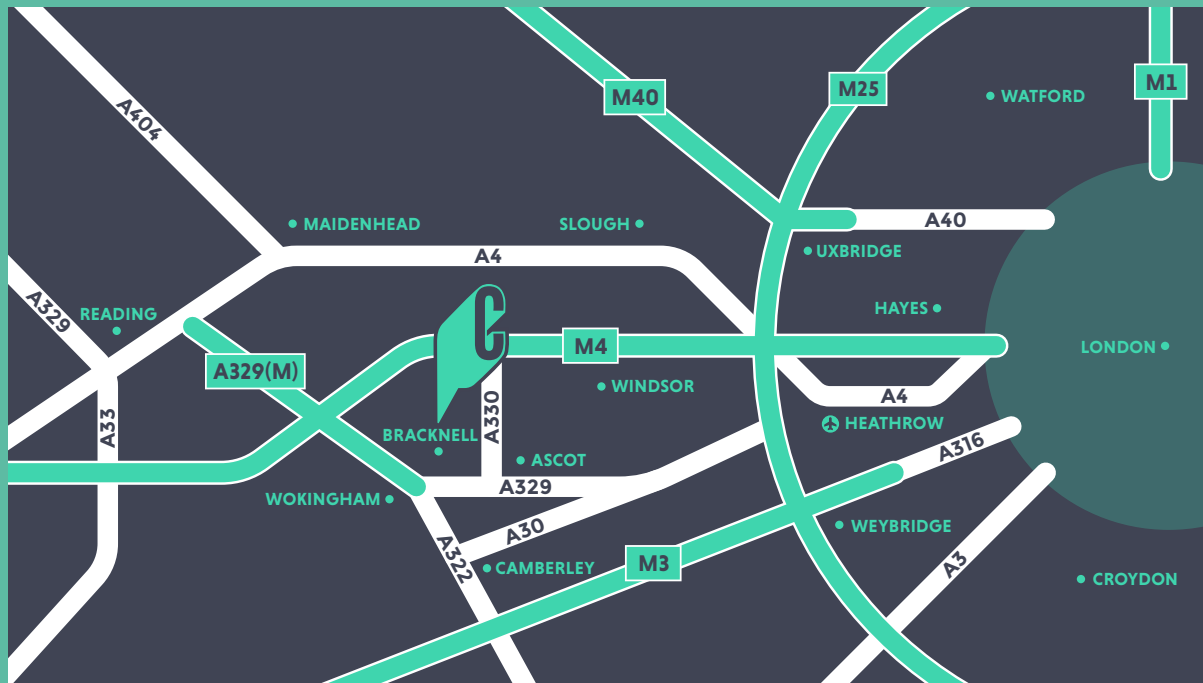
TANG'S





Location

Bracknell is an established Thames Valley office location, situated 32 miles from Central London. The M3, M4 and M25 motorways are within 10 miles, providing excellent links with the rest of the Thames Valley, Gatwick and Heathrow Airports and into London.



Communications

Columbia is situated directly opposite Bracknell Train Station and in the heart of the town centre regeneration.

By rail, Bracknell mainline railway station provides a regular service to a number of destinations including:

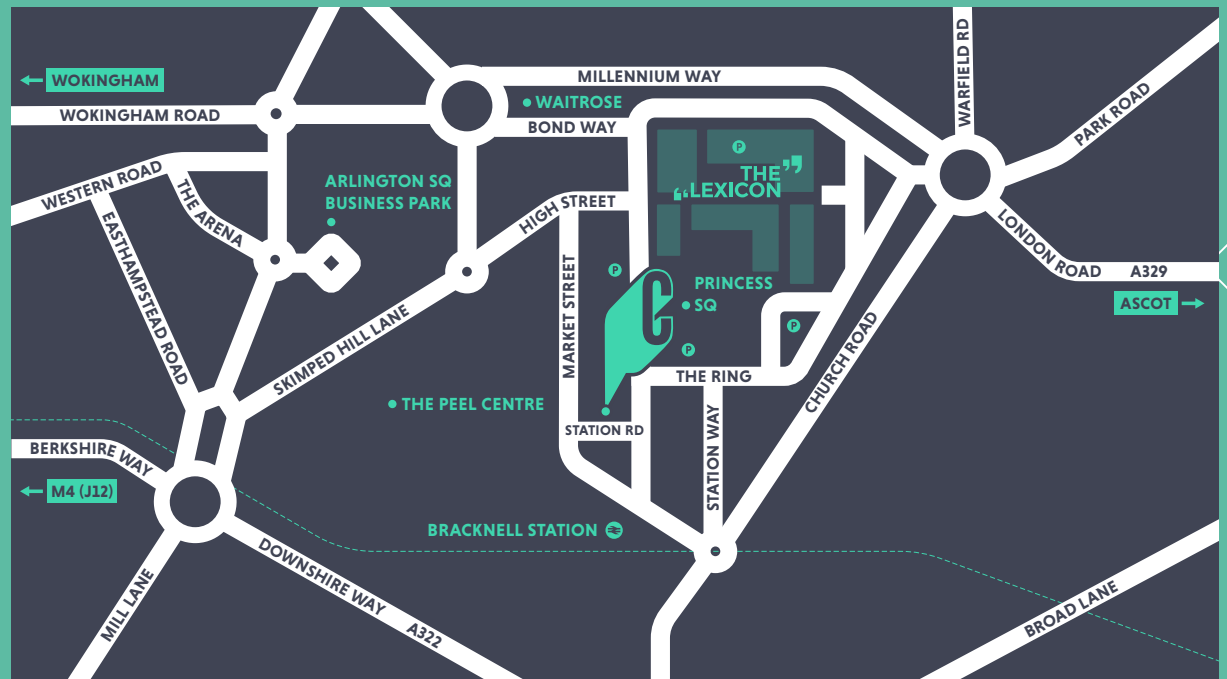
London Waterloo (4 trains every hour)

56 minutes

Reading

20 minutes

From 2018, Crossrail will then provide a direct link to Heathrow without the need to travel into Central London.





COLUMBIA

- 4
 - 3
 - 2
 - 1
 - 0
 - 1/4
- Tower Learning Limited
- AJ Family Solutions Ltd
- AJ Family Solutions Ltd
- Head Spokesman Recruitment
- Global Expansion UK Ltd
- Business & Travel Centre
- Adrian Burrell





Kevin Hawthorn
07793 325308
khawthorn@hanovergreen.co.uk



Simon Fryer
07836 519613
sfryer@fryercomm.com

columbiabracknell.co.uk

The agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. April 2017.