one
STATION SQUARE
BRACKNELL
RG12 1QB

Grade A Town centre workspace.

abrdn

Suites ranging from
1,700 to 16,500 sq ft

1,700 - 16,500 sq ft of modern workspace that can be fully fitted if required.

Plug & play.

One Station Square is a prominent 7-storey Grade A office building located in Bracknell town centre, just 30 seconds from the train station.

Bracknell is home to a wide range of local, national and global companies, and One Station Square is well placed to take advantage of the growing trend of companies relocating and expanding in the town.

Tenants also benefit from the building's new showers, WCs and a parking ratio of 1:190 sq ft.

*All photography is for indicative purposes only

Contemporary

Fittings and fixtures, open plan office space and private phone booths can be provided.

Cooler

Unique exposed services including concrete and suspended ceilings, bar-style seating and breakout areas.

Fully wired

High-speed fibre connectivity and under-floor wiring make this space 'plug'n play' ready.

1:190 sq ft

One of the best parking ratios in Bracknell.

The nearest office to Bracknell Station.

One Station Square is the best located and accessible office building in Bracknell. Positioned just 30 seconds from Bracknell Train Station, connecting staff and clients straight from the train.

Bracknell has excellent road connections. The M4, M3 and M25 motorways are all accessible within 10 miles, providing convenient access to the rest of the Thames Valley and to the whole of the South East, Heathrow and London.

The building also has fantastic car parking, with secure cycle racks and showers for the more active employees.

One Station Square is future proofed with electric car charging points already installed, and fast fibre broadband serving the property.

By Road

Heathrow	33 minutes
London	64 minutes
Reading	19 minutes
Maidenhead	17 minutes
Slough	25 minutes

Source: AA Route Planner

By Rail

Reading	19 minutes
Paddington	60 minutes
Waterloo	62 minutes

Source: National Rail Enquiries

Just a few of the major companies that choose to have Bracknell as home to their HQs

hp · Allegis Group · Waitrose · Honda · Boehringer Ingelheim · 3M · GE · vodafone · TechData · Honeywell · jda. · Fujitsu · Avis · Lloyd's Register · EMC²

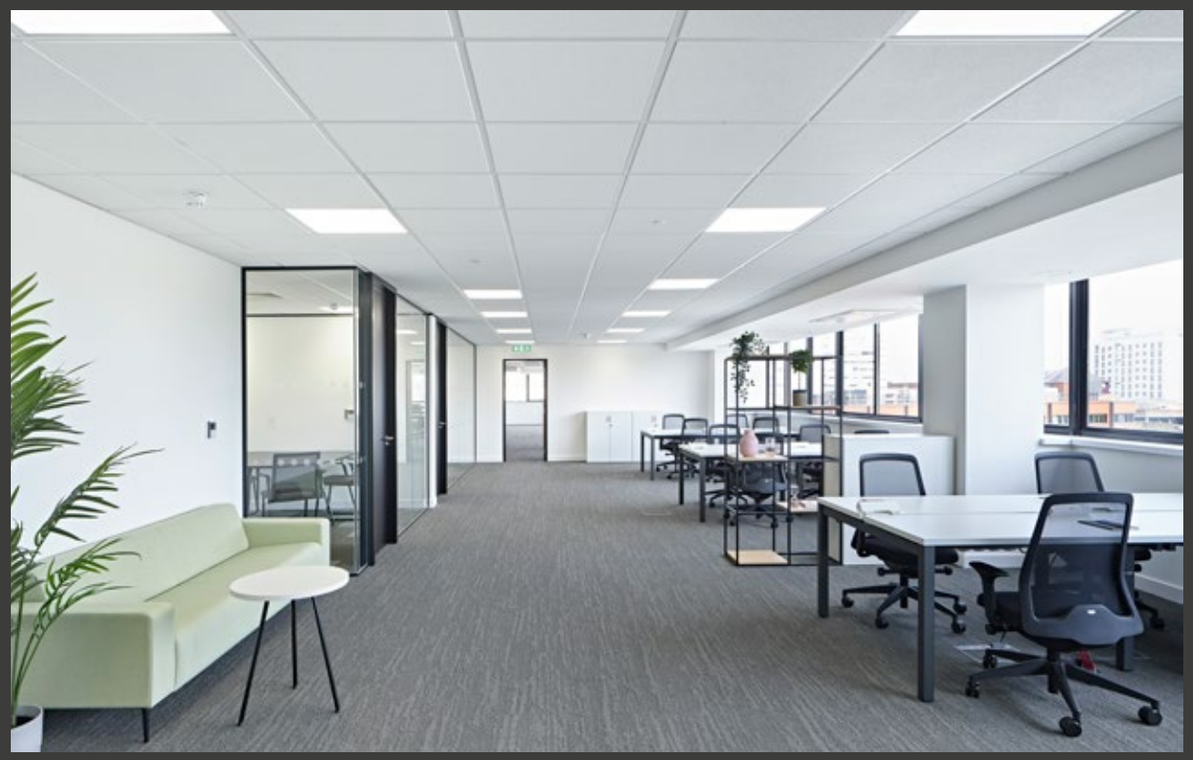
Only 5 mins walk to The Lexicon.

Bracknell has recently undergone a major transformation providing a vibrant mixed-use centre with a wide range of shopping and leisure activities.

Access to the town centre amenities is only a short walk away, with over 143 retail shops and restaurants recently opened at The Lexicon, perfect for lunch time shopping or after work drinks.

Amenities include:
Fenwick, H&M, M&S, Waitrose, Next, Boots, Holland & Barrett, Jack Wills, Superdrug, Topshop, Waterstones, Lloyds, HSBC, Santander, Fuegos, Pizza Express, Carluccio's, Bill's, Cineworld, Patisserie Valerie, Wagamama, Costa and Zizzi.

Sat nav: RG12 1QB



Packed with features

ACCESSIBLE

Concierge service
-
24-hour fob access
-
Two 10-person lifts
-
Fibre connectivity

COMMUTE

Electric car charging points
-
1 car parking space per 190 sq ft taken
-
Secure cycle racks

FULLY-FITTED

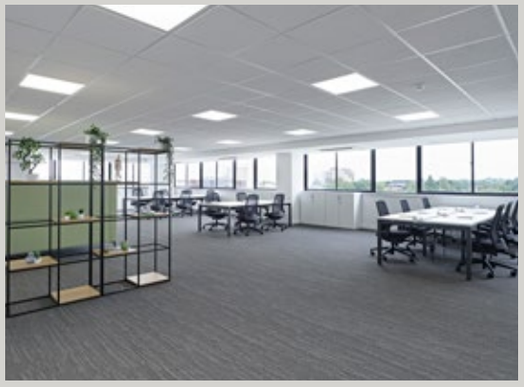
Fully plug and play suites can be provided
-
LED suspended light fittings
-
Raised floors with carpet flooring

REFRESHED

Showers
-
Male & female WCs
-
Air-conditioning

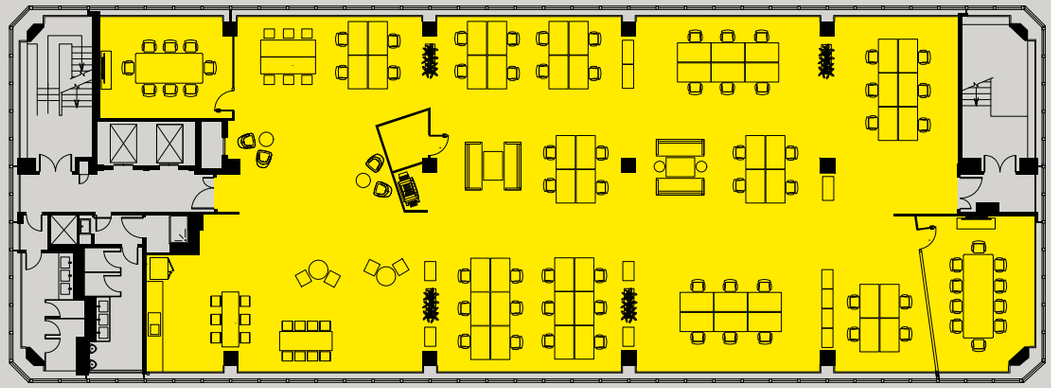
Space plans

FLOORS	AVAILABILITY
7	CONNECT
6	**Suite 1: 3,688 sq ft** **Suite 2: 1, 669 sq ft**
5	**5,507 sq ft**
4	**5,506 sq ft**
3	Chancellors
2	Chancellors
1	Pharm-Olam Helping Create A Healthier World
G	Chancellors



4

5,506 SQ FT



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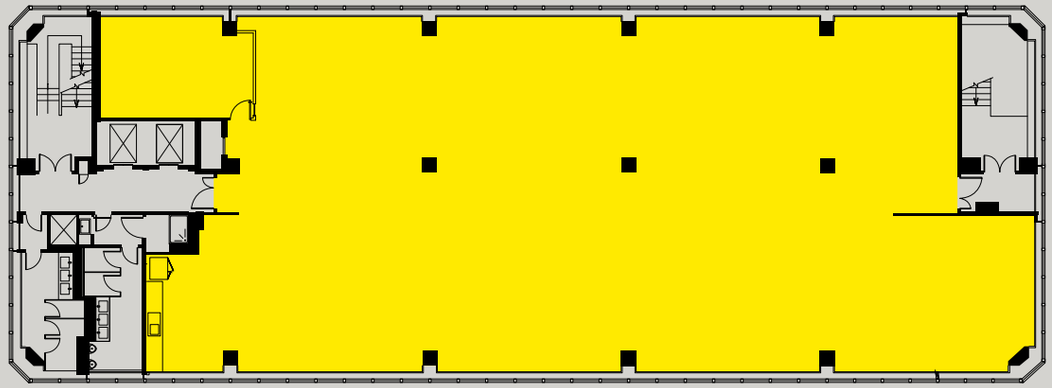
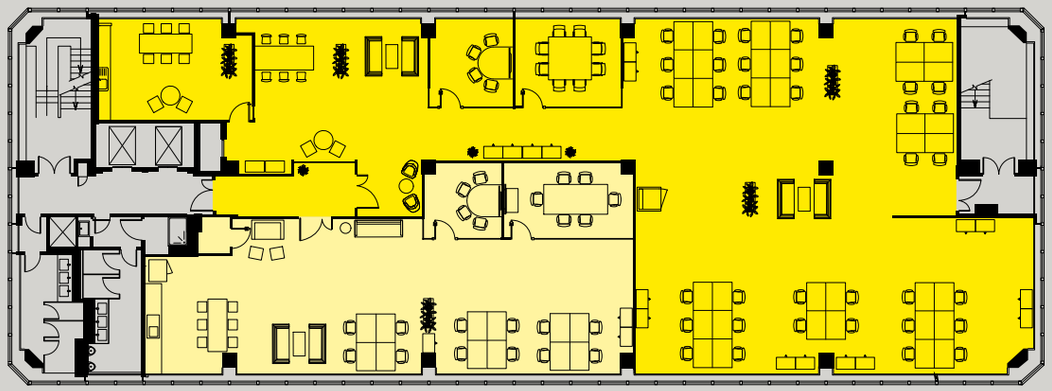
5,507 SQ FT

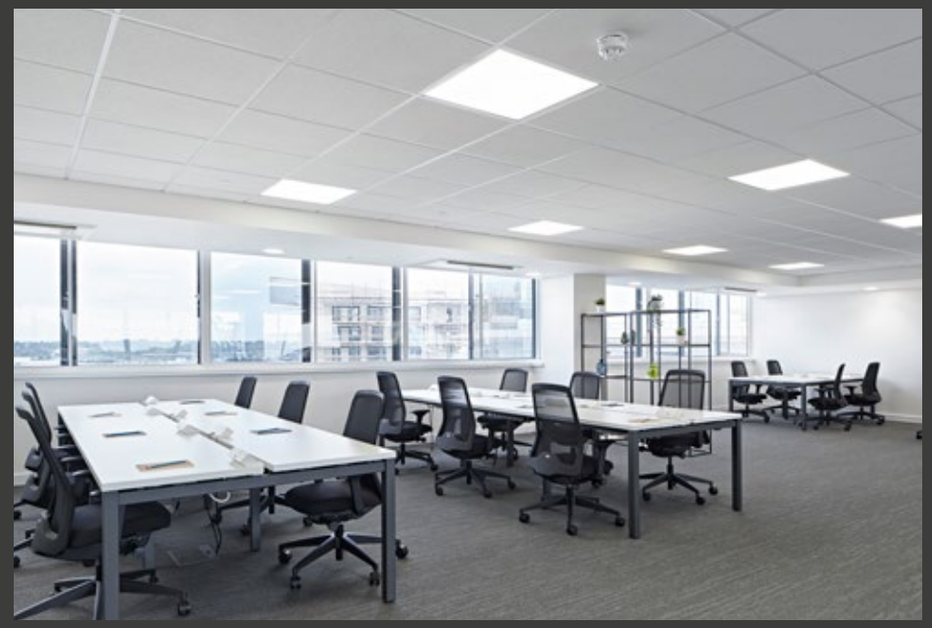


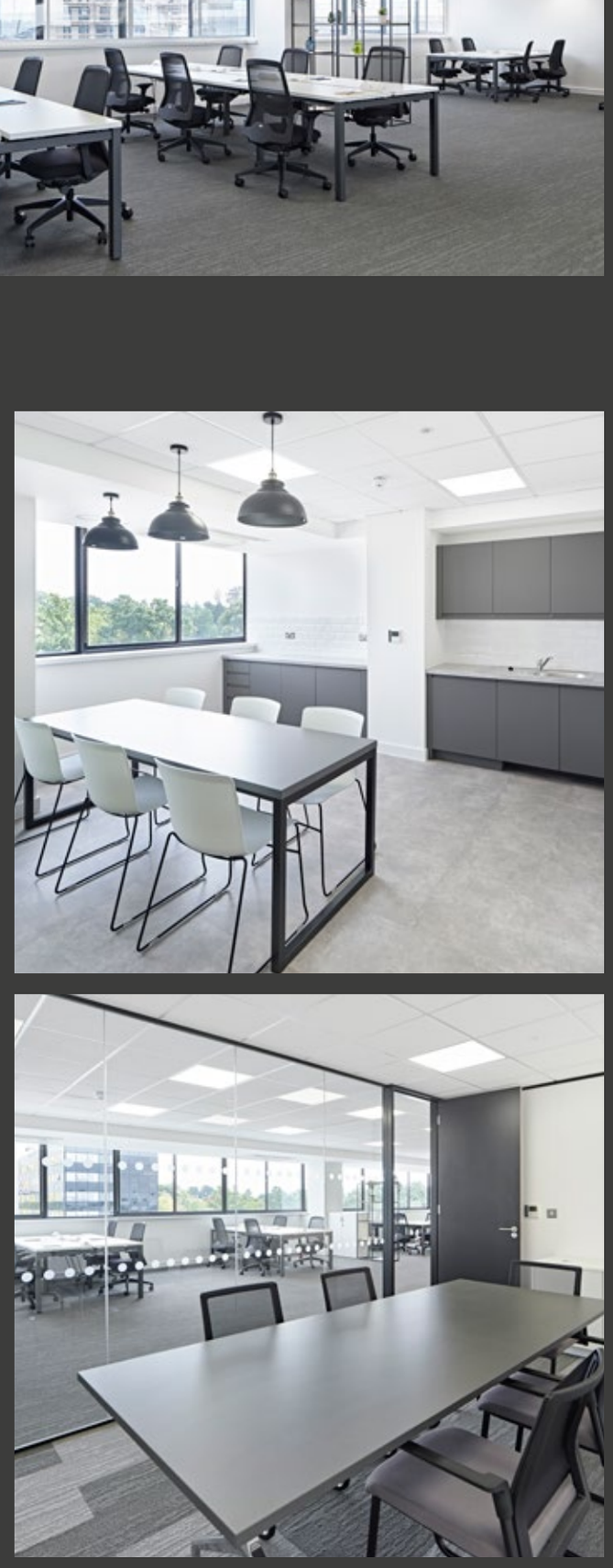
6

5,357 SQ FT



Suite 1 Suite 2





An inspiring work environment

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