

# ONE+THREE

ARLINGTON SQUARE • BRACKNELL • RG12 1WA

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Highly flexible newly refurbished Grade A workspaces  
enhanced by exceptional shared amenities

2,300–31,000 sq ft

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## STRENGTH IN NUMBERS



ONE

Fully fitted or open plan inspiring environments to help boost creativity, collaboration, and empower workspace culture

THREE

Stylish and modern plug & play suites or conventional open plan space for teams of all sizes

■ MORE AMENITIES ■ MORE FLEXIBILITY ■ MORE CHOICE

# ONE

Exceptional shared amenities available across both buildings

# THREE



Treehouse Café offering all day hot & cold food, coffee and snacks



Padel court and gym/yoga studio



Shared amenity hub with breakout and relaxation areas



Padel court



Cycle racks



Casual seating, social areas, and landscaped courtyard seating



Dedicated meeting rooms, pods and booths



EV charging points



Shower facilities

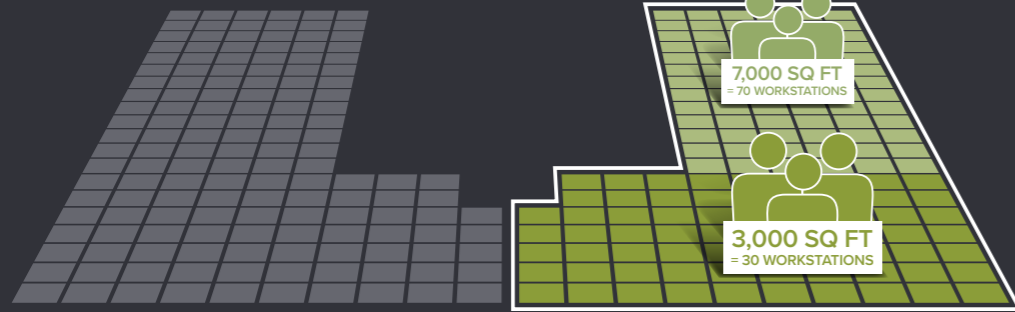


Training and presentation spaces



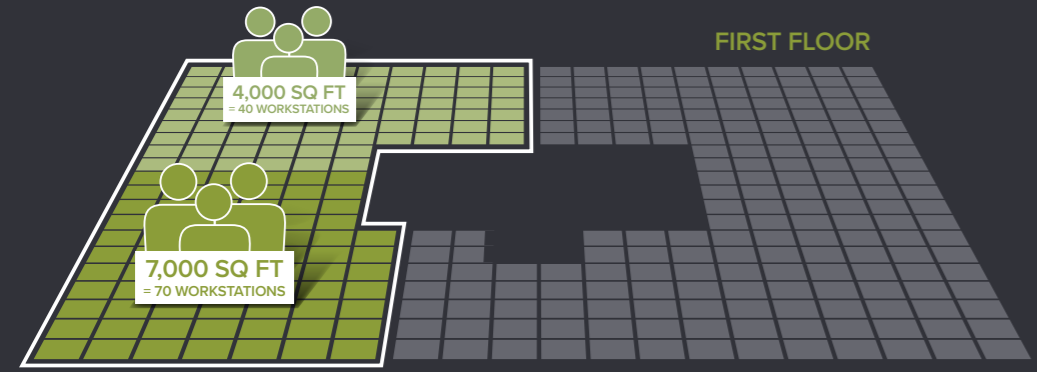
# ONE

SECOND FLOOR



INDICATIVE SPLITS

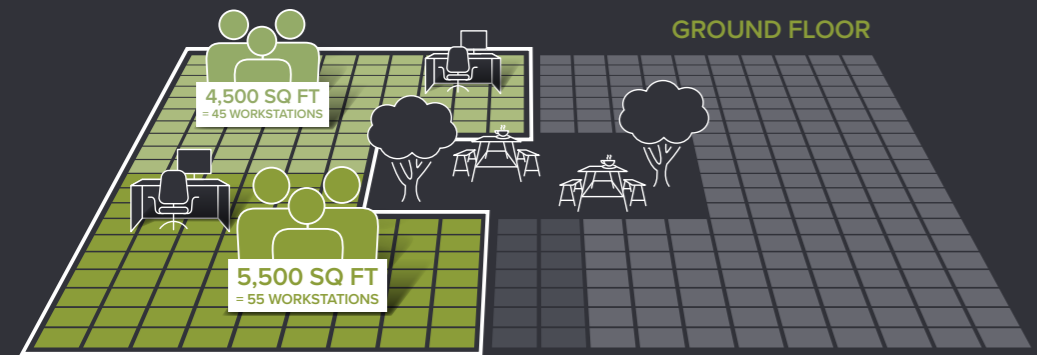
3,000 TO 10,000 SQ FT



FIRST FLOOR

INDICATIVE SPLITS

4,000 TO 11,000 SQ FT

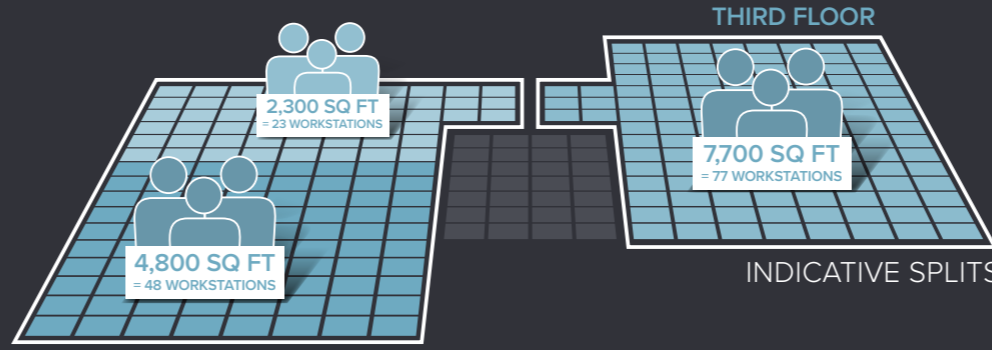


GROUND FLOOR

INDICATIVE SPLITS

4,500 TO 10,000 SQ FT

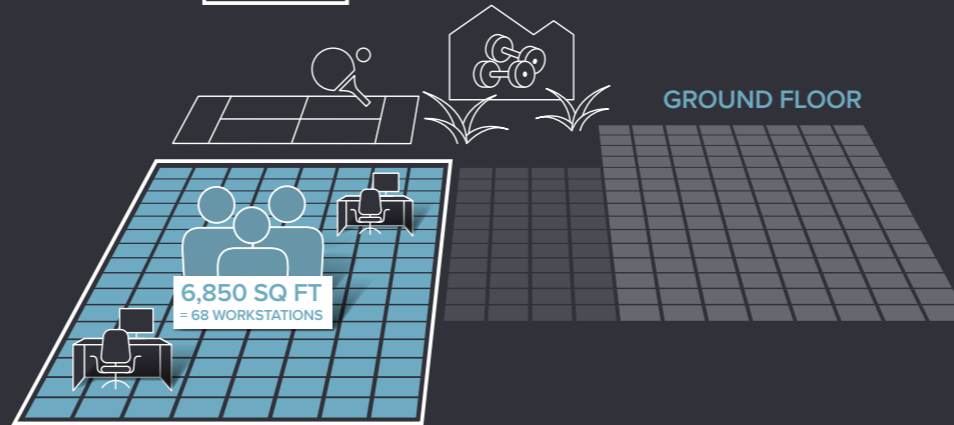
# THREE



THIRD FLOOR

INDICATIVE SPLITS

2,300 TO 13,800 SQ FT



GROUND FLOOR

6,850 SQ FT

# ONE+THREE = MORE FLEXIBILITY

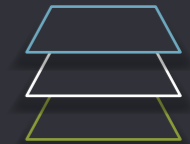
Whatever the size of your business, we can create the ideal space.

Our large, flexible floor plates can be split into suites from 2,300 sq ft to 13,800, with plug & play options.

Scan or click the QR code to use our calculator to estimate your space requirements.



CALCULATE YOUR SPACE



FOR DETAILED PLANS VISIT THE WEBSITE



NUMBER OF WORKSTATIONS

Based on 1:100 sq ft per person occupational density



PLUG & PLAY FITTED SPACE OPTIONS

# ONE =

ONE offers a diverse range of exceptional Grade A space featuring fully fitted and furnished suites and refurbished open plan offices.

At the heart of the building is the impressive shared amenities hub with the Treehouse Café and its varied breakout and relaxation areas, all built within a new atrium space that brought an original outdoor courtyard inside for year round use.

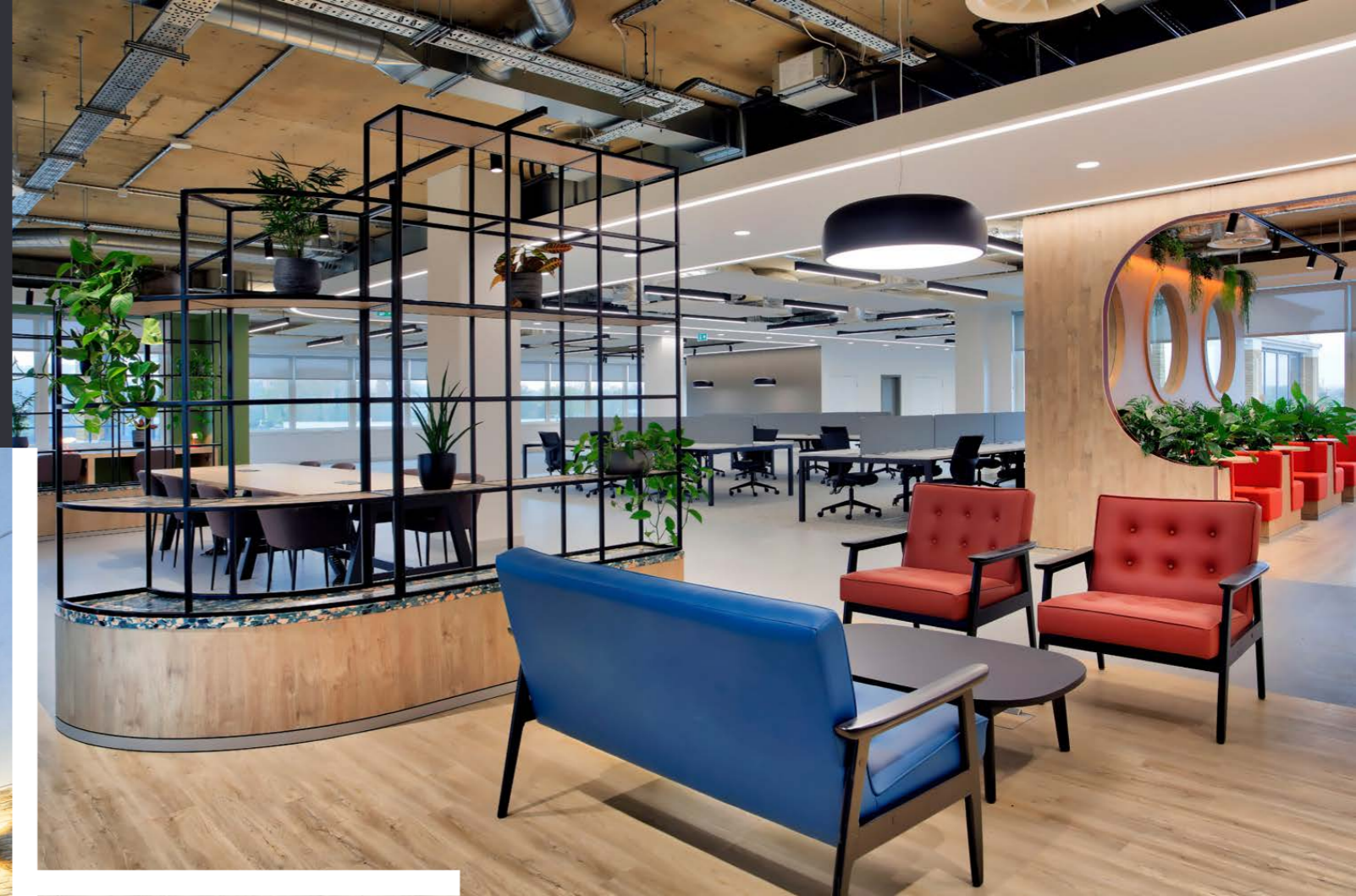









Photo shows third floor fitted suite. Ground floor will be of a similar specification.

The large, flexible floor plates in ONE can be split into suites from 3,000 to 11,000 sq ft, with plug & play fully fitted options.



-  Strong ESG credentials
-  Excellent parking ratio 1:226 sq ft
-  Full access raised floors
-  LED lighting
-  Exposed ceilings
-  3.1m floor to ceiling height
-  New air conditioning
-  Passenger lifts
-  EPC A
-  Male, female & accessible WCs



# THREE =

THREE is undergoing an extensive refurbishment and provides premium fully fitted suites in varying sizes to meet your specific requirements.

Enhanced features will include a new open and inviting arrival space leading through to a shared communal lounge and collaboration area for the ultimate welcoming experience. From here, a newly landscaped courtyard amenity space with a padel court and fitness centre can be accessed. Ideal for breaks, making the most of your lunchtimes, informal meetings, or for corporate events.



CGI









CGI

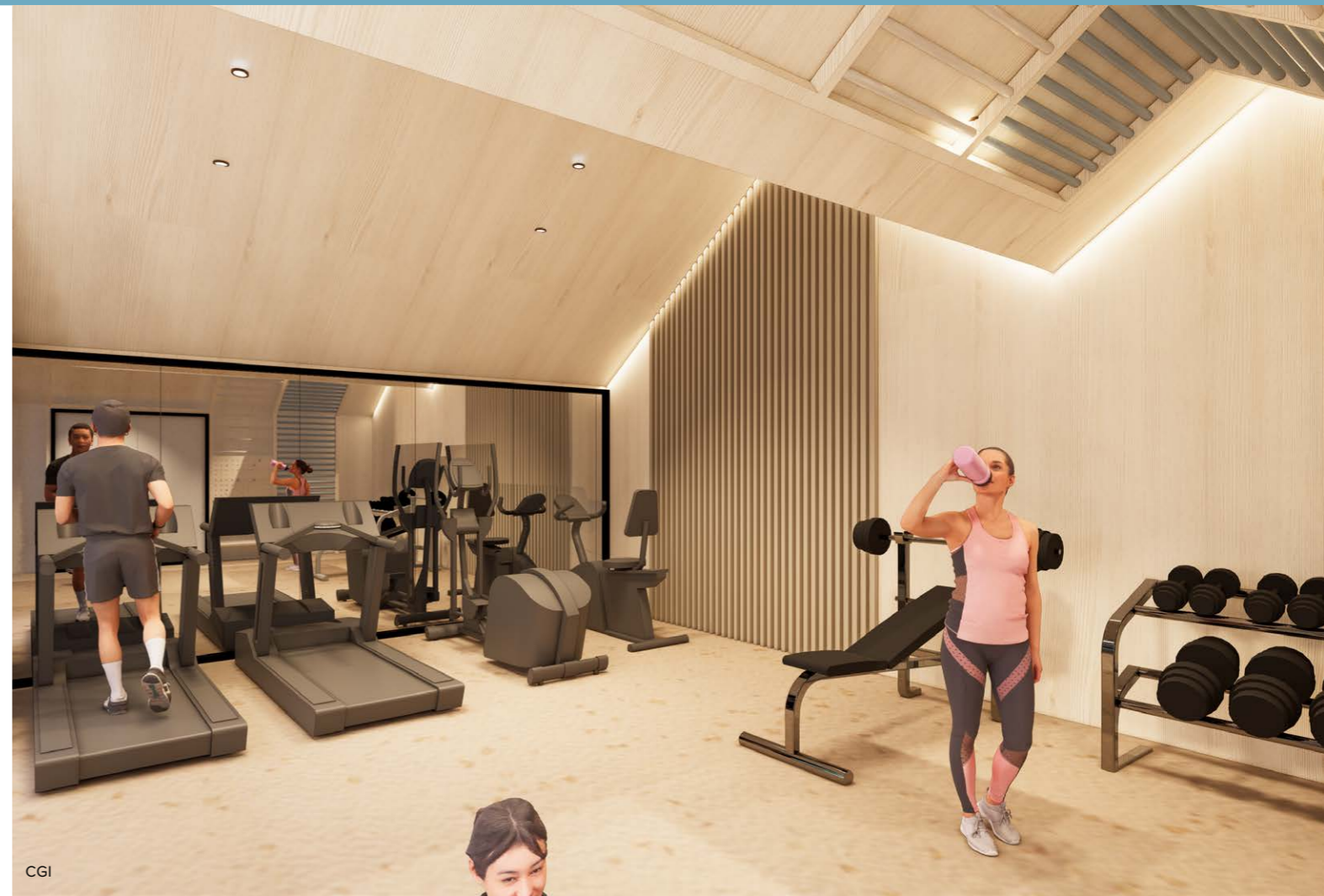
CGI



The flexible floor plates in THREE can be split into suites from 2,300 to 13,800 sq ft, with plug & play options.



-  Plug & play
-  Excellent parking ratio 1:226 sq ft
-  Full access raised floors
-  LED lighting
-  Suspended metal ceilings
-  2.8m floor to ceiling height
-  Passenger lifts
-  Male, female & accessible WCs



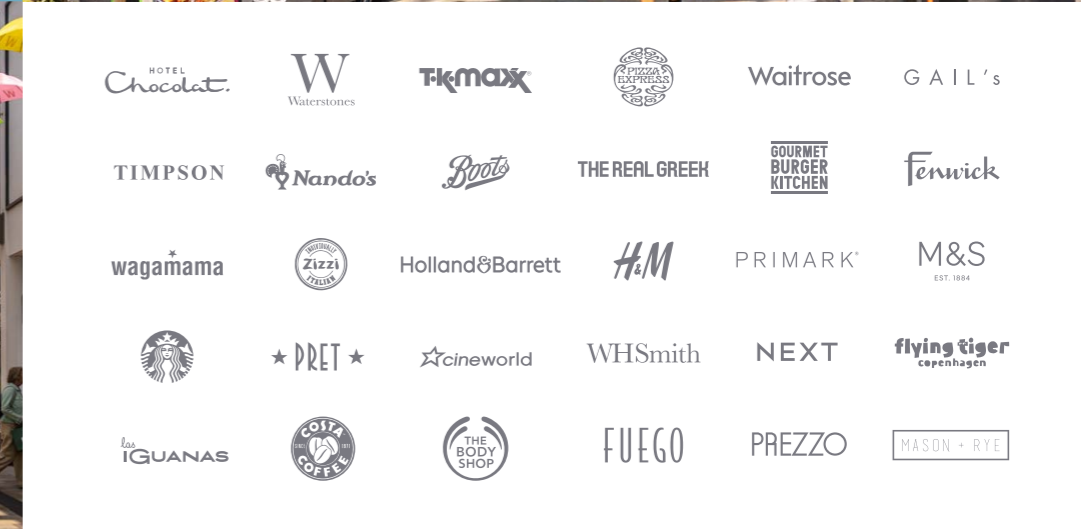


# LOCATION

Arlington Square is situated adjacent to The Peel Centre retail park and within a short stroll of the transformed heart of Bracknell, where The Lexicon, with over 140 retail shops, restaurants and a cinema, is a perfect lunch time or after work destination.

Further investments in transport improvements, a new public realm and over 1,000 homes have transformed the town into a dynamic and vibrant location.

Out of town amenities, include leisure centres, swimming pools, golf courses and country parks, providing a wider range of activities to enjoy during free time.



An exciting location with a wide range of shopping and leisure activities



# COMMUNICATIONS

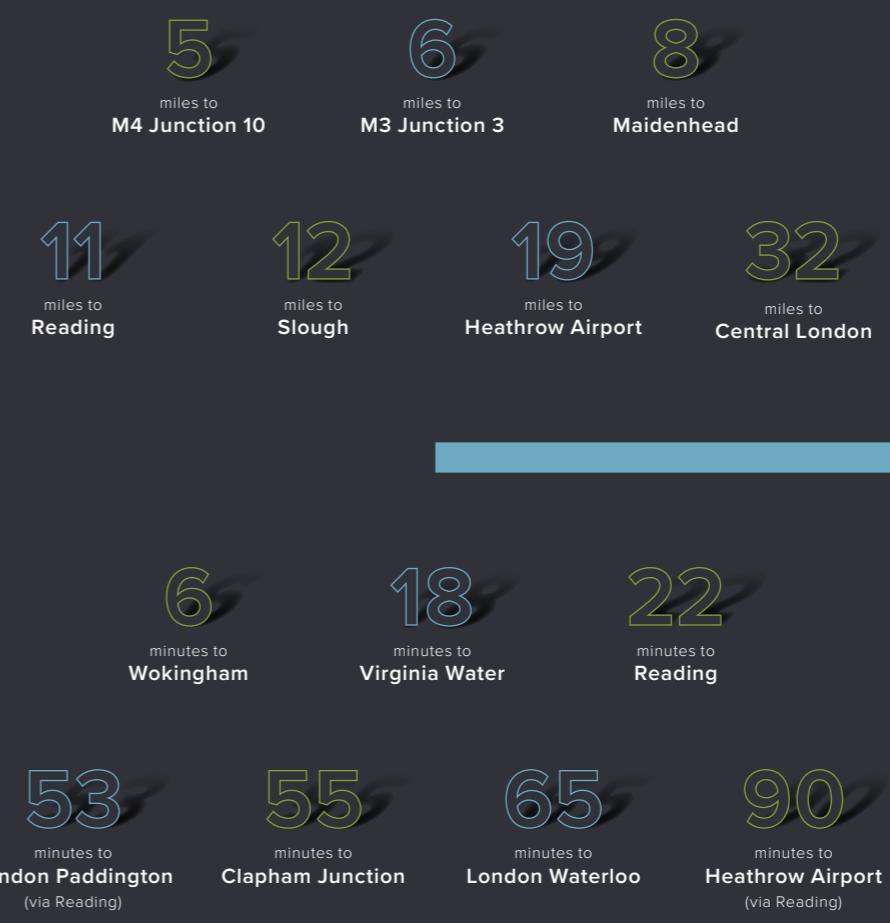
Bracknell is an established Thames Valley office location, situated just 32 miles from Central London and providing excellent communication across the region.

Arlington Square is situated just an 8 minute walk from Bracknell train and bus stations. The town's mainline station provides regular services to key destinations, including London Waterloo and Reading.

The M4 motorway (Junction 10) is within 5 miles via the A329(M) and the M3 (Junction 3) is approximately 6 miles away, each providing easy access to London and other destinations in the south. Heathrow Airport is approximately 30 minutes drive away via the A4.



Just a 8 minute walk to Bracknell town centre



ONETHREEARLINGTONSQ.CO.UK

For further information and to arrange a viewing please contact the joint agents:

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