

# the Courtyard



Unit eleven  
2,959 sq ft



The Courtyard  
Eastern Road  
Bracknell  
Berkshire  
RG12 2XB

Where teams  
work better



FLOOR PLAN

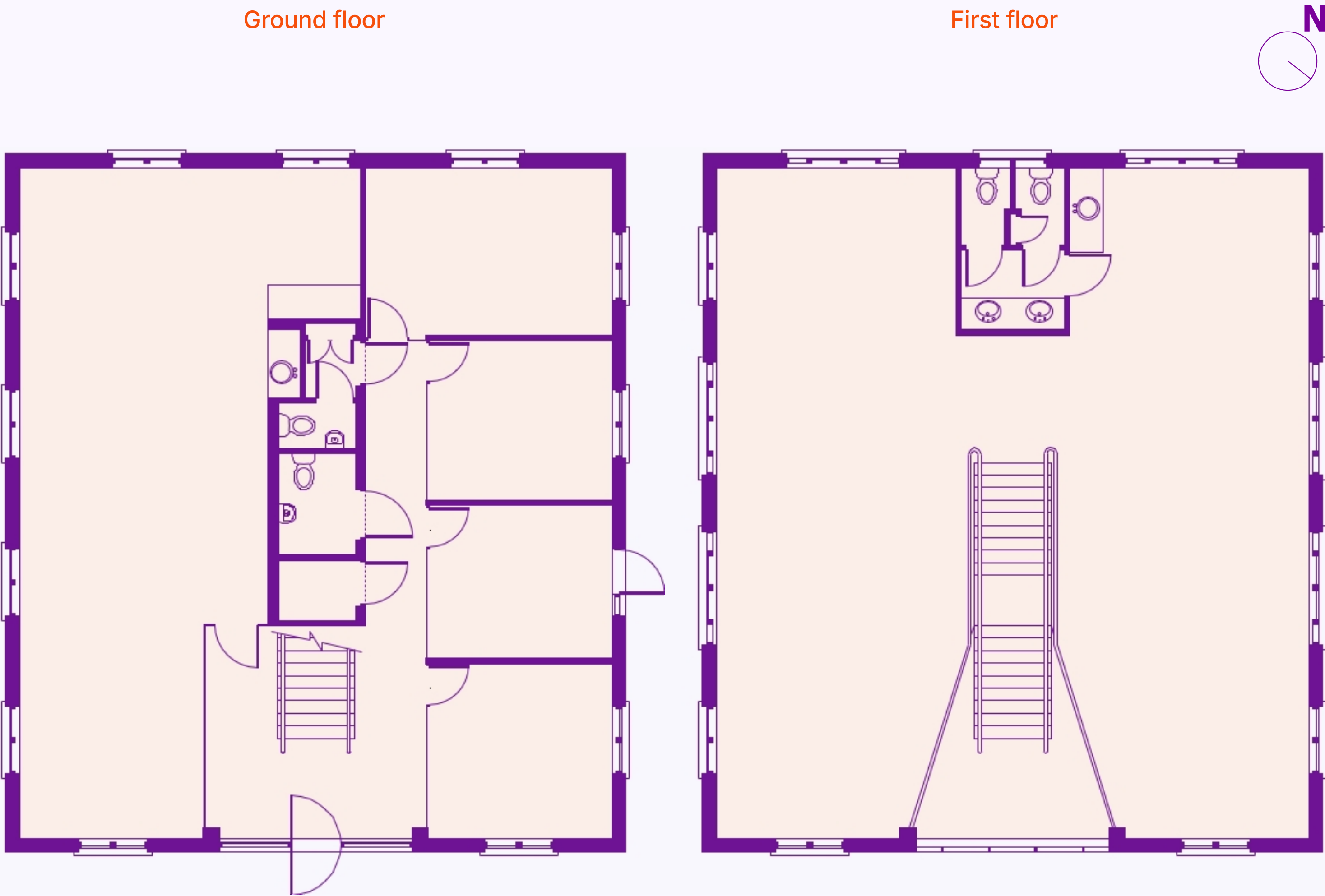
SQUARE FEET

Ground Floor	1,511 SQ FT
First Floor	1,448 SQ FT
Total	2,959 SQ FT

SQUARE METRES

Ground Floor	140 SQ M
First Floor	135 SQ M
Total	275 SQ M

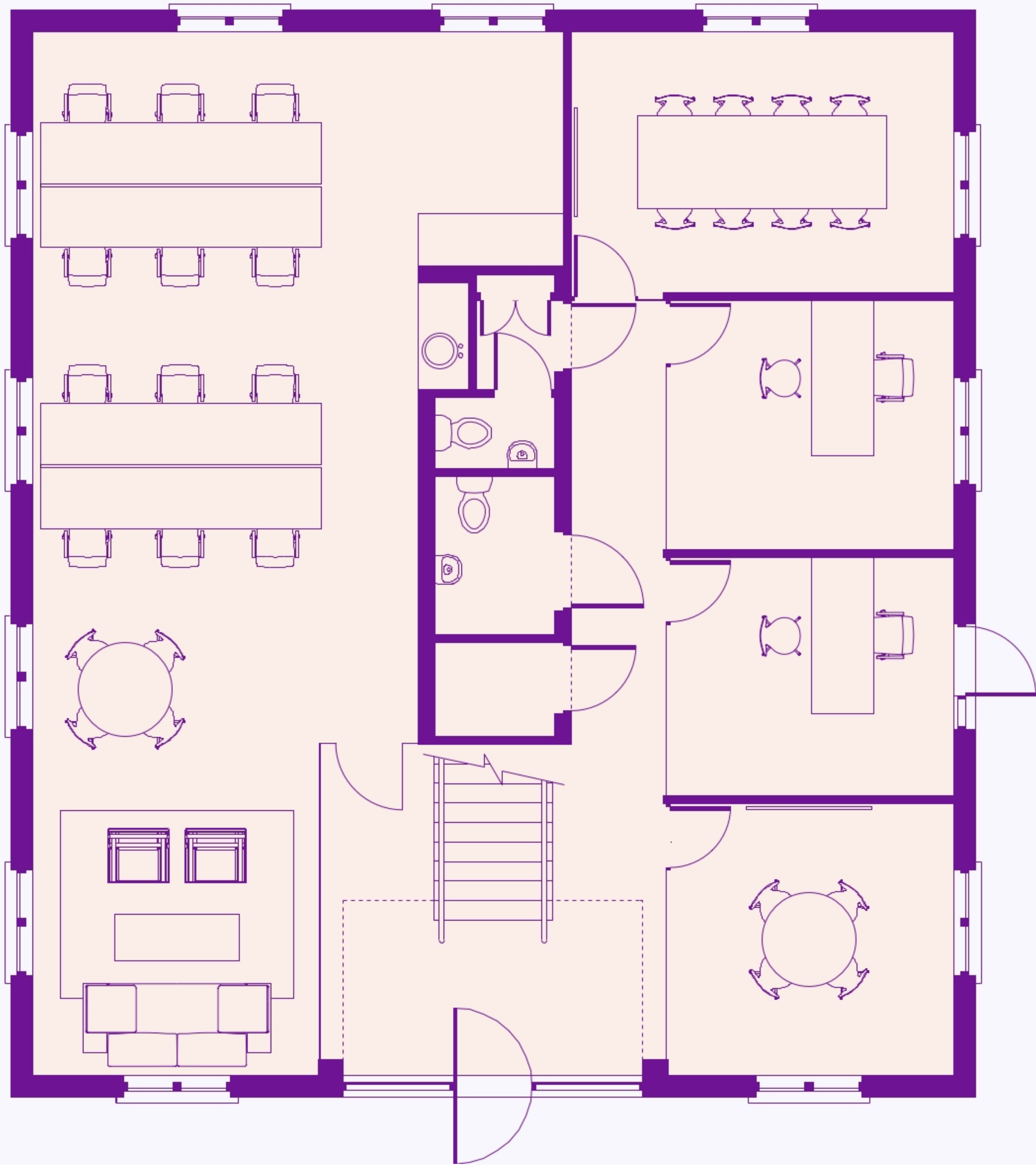
Plans are not to scale and measurements are NIA (net internal area)



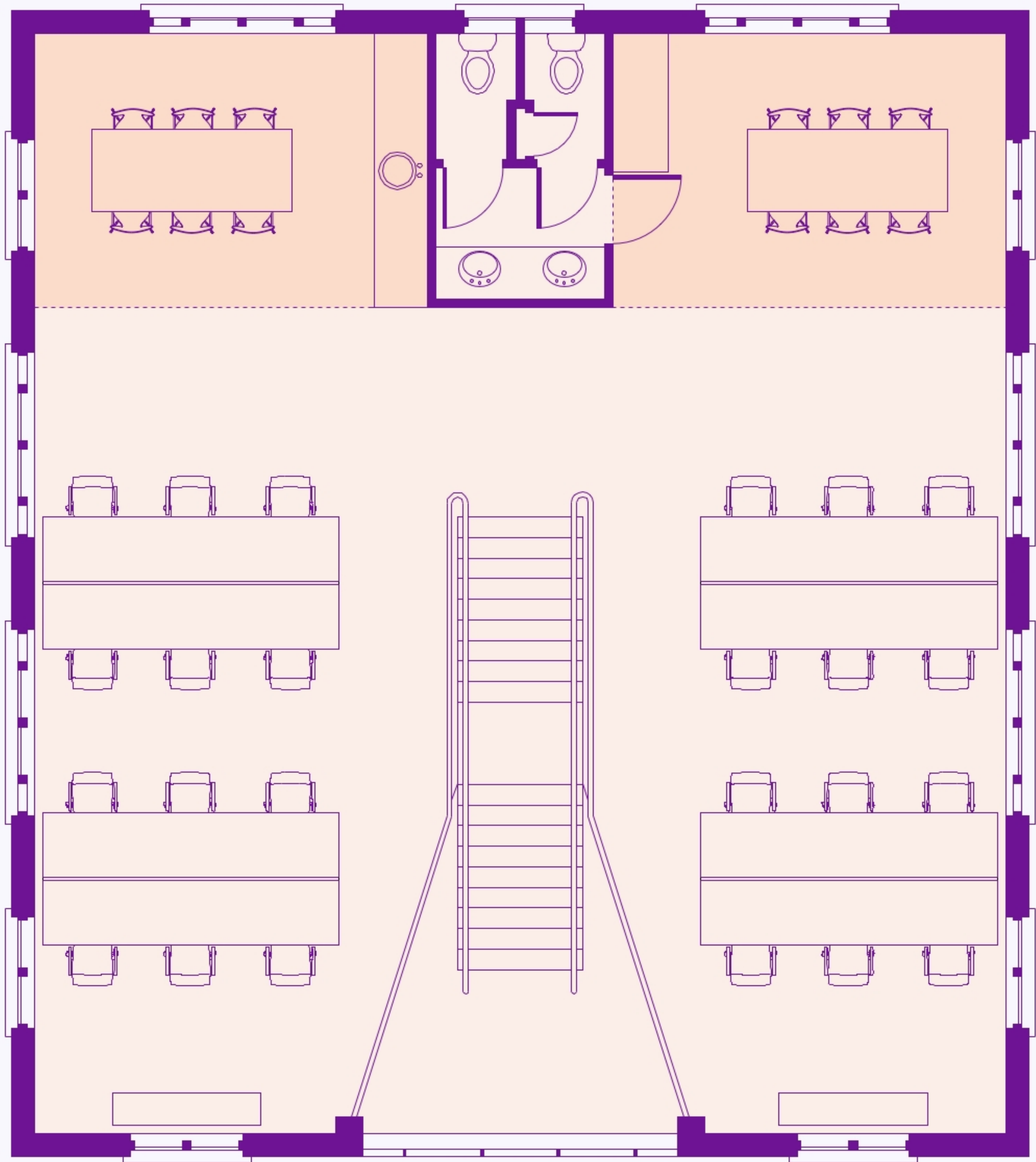


UNIT 11 - 2,959 SQ FT

This shows how most occupiers will use the spaces, and the furniture that they may use. We can help you achieve the best solutions for the way you work.



TYPICAL FURNITURE LAYOUT







## Healthy

Comfortable working conditions throughout the year without the need for air conditioning



High thermal mass for passive night cooling



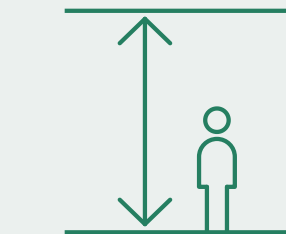
Surrounded by mature Oak trees



Maximum natural light with minimum heat gain



EPC B



Generous ceiling heights

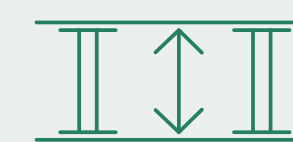


Private patios

## Functional

Large and small meeting rooms, a break out space serviced by generous kitchen.

Space for 38 desks if arranged as shown in the typical furniture layout



150mm raised access floors



1 Gbps pure fibre symmetrical bandwidth



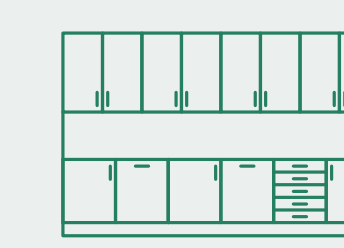
Column free interiors



Integrated security systems



Luxury toilets with granite top surfaces



Beech kitchen with integrated appliances

## Convenient

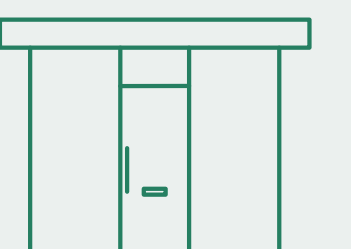
Unit 11 is ready for occupation without the need for a costly and time consuming fit out



The pedestrian of Bracknell less than ten minutes walk away



Three phase electricity supply for EV fast chargers



Your own front door



Access 365 days a year



Cycle storage



12 dedicated car spaces



# Better than home



## COSTS

Total occupancy costs at the Courtyard can be shown to be much less than other offices in Bracknell, whether serviced or not.

Unforeseen expensive dilapidations are one of the downsides of a traditional lease, but the Courtyard has been designed from the outset to keep these to the minimum.

The average service charge at the Courtyard is £3.31 per sq ft saving around £5 per sq ft compared with an equivalent average for other available offices.





# Flexible lease terms

One of the biggest challenges for an occupier is striking the right balance between the extra space needed and the cost. Too little space, and you may have to move again soon. Too much space, and the business incurs unnecessary additional costs.

Reedspace helps you get this right by offering space on flexible terms and facilitating changes before a lease expires. So far, two occupiers have successfully expanded into adjacent buildings with interconnecting openings, while two others have sublet a floor in their building to generate income until they need the additional space.

Occupiers can also move to different buildings within the Courtyard, subject to availability, as their space requirements change, and many have done so.

# Complimentary space planning

All buildings have column free interiors that are configured for both open plan and cellular layouts. Nearly all occupiers have individual rooms on the ground floor, with large open plan areas on the first floor.

Buildings were designed to maximise useable space, and Bill Reed Architecture offers potential tenants a complimentary space planning to ensure they have the optimum building for their needs.

# Various furniture options

The Courtyard occupiers choose whether to use their own furniture, ours, or a mixture of both. We have a wide range of furniture styles and sizes that satisfies most occupiers, but we can help if you want something specifically tailored to the way you work.





# The pedestrian heart of Bracknell less than ten minutes walk away

## Restaurants

- |                      |                       |
|----------------------|-----------------------|
| 01 Bill's            | 11 Bar Torino         |
| 02 Blue's Smokehouse | 12 Brown Bag          |
| 03 Carluccio's       | 13 Caffe Kix          |
| 04 Fuego             | 14 Coffee Barker      |
| 05 GBK               | 15 Costa Coffee       |
| 06 Las Iguanas       | 16 Greggs             |
| 07 Nando's           | 17 Mason + Rye        |
| 08 Pizza Express     | 18 Patisserie Valerie |
| 09 Wagamama          | 19 Pret A Manger      |
| 10 Zizzi             | 20 Starbucks          |

## Retail

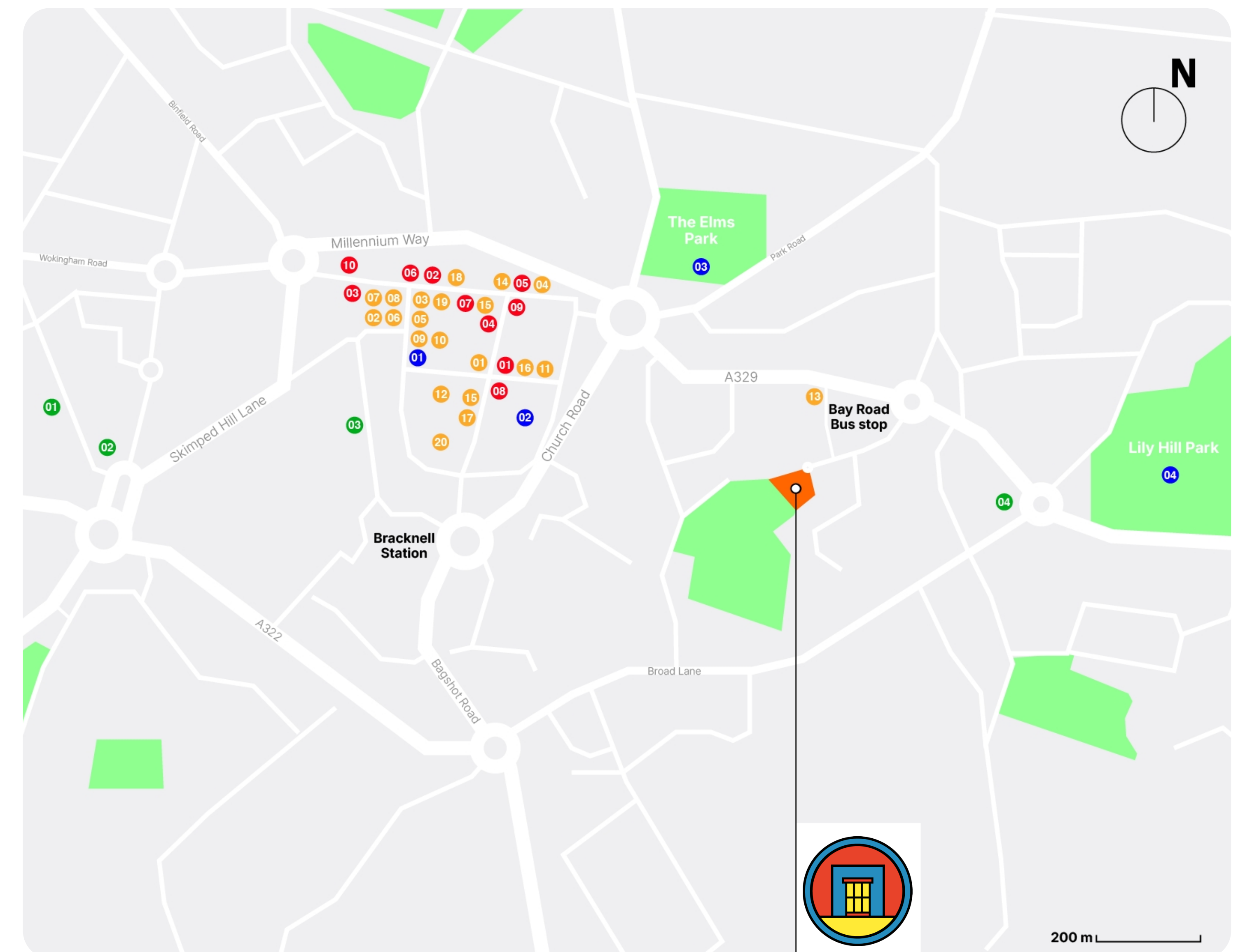
- |                    |             |
|--------------------|-------------|
| 01 Boots           | 06 M&S      |
| 02 Charles Tyrwitt | 07 Next     |
| 03 H&M             | 08 Primark  |
| 04 Hotel Chocolat  | 09 Topshop  |
| 05 Fenwick         | 10 Waitrose |

## Leisure

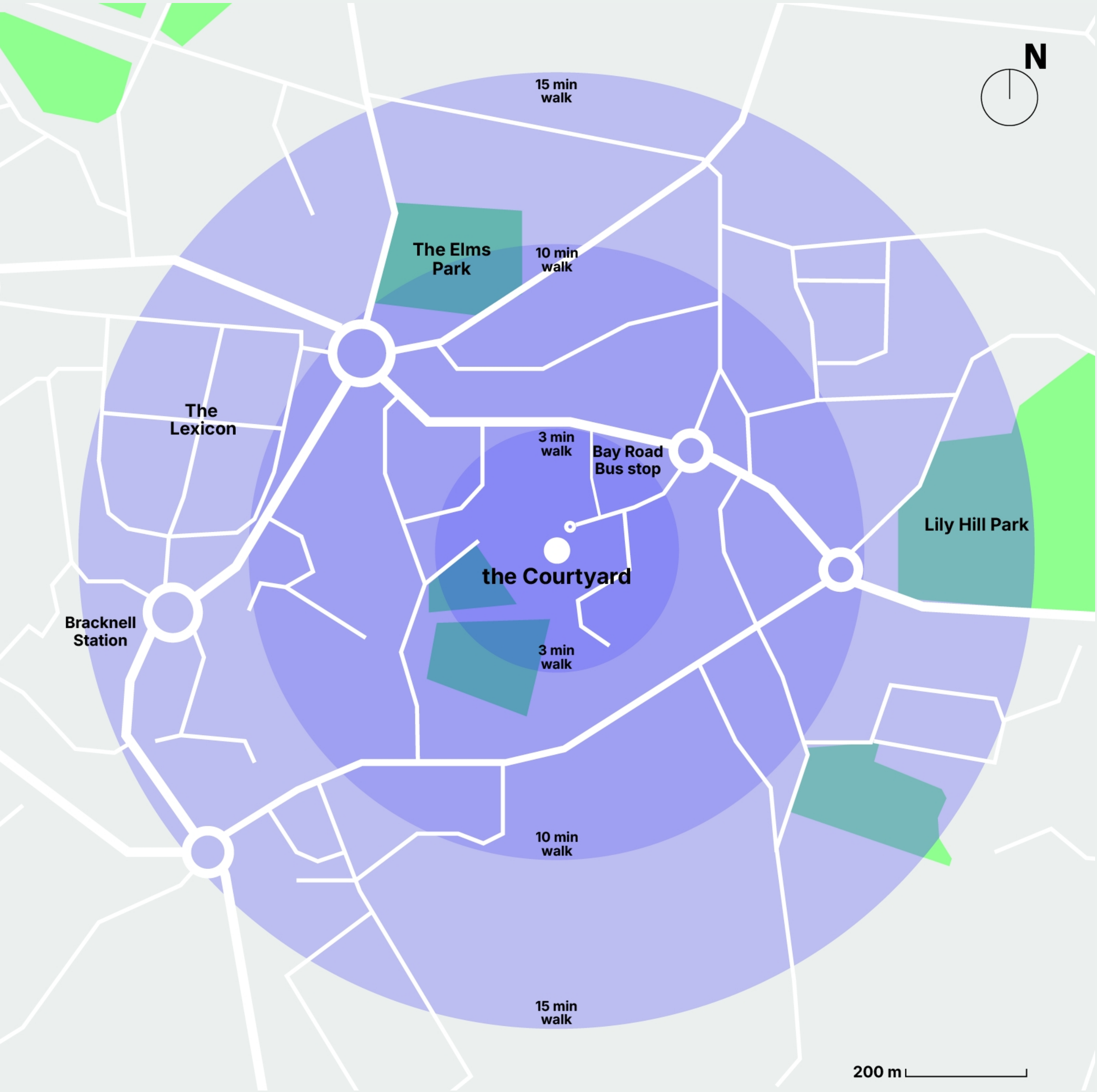
- |                 |                   |
|-----------------|-------------------|
| 01 Cineworld    | 03 The Elms Park  |
| 02 Grange Hotel | 04 Lily Hill Park |

## Health

- |                       |                          |
|-----------------------|--------------------------|
| 01 Absolutely Fitness | 03 Pure Gym              |
| 02 The Gym            | 04 Bracknell Healthspace |



# Located at the heart of the 'Golden Triangle' and it's motorway network



The Courtyard accessible all day every day using every form of transport

## CAR

<b>The Courtyard to:</b>	
Bracknell Train Station	03 mins
M4 (Junction 10)	10 mins
M3 (Junction 3)	11 mins
M25	20 mins

## BIKE

<b>The Courtyard to:</b>	
The Lexicon	05 mins
Bracknell Train Station	06 mins

## TRAIN

<b>Bracknell Station to:</b>	
Reading	15 mins
Waterloo	53 mins
Paddington	60 mins

## AIRPORT

<b>The Courtyard to:</b>	
Heathrow	29 mins
Gatwick	55 mins





**the Courtyard**

Eastern Road, Bracknell, Berkshire, RG12 2XB

A Reedspace project

[www.reedspace.com](http://www.reedspace.com)

## How can we help?

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**Page Hardy Harris are the sole agents of the Courtyard.**

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