

the Courtyard

UNIT 2, THE COURTYARD, EASTERN ROAD, BRACKNELL, BERKSHIRE, RG12 2XB

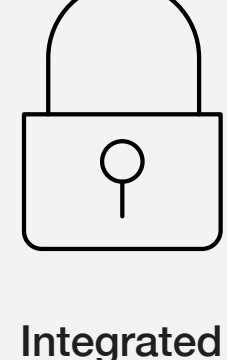


FEATURES

UNIT 2



1 Gbps pure fibre symmetrical bandwidth



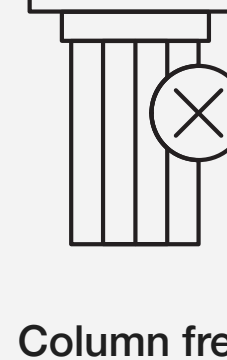
Integrated security system



Six dedicated car spaces



EPC C



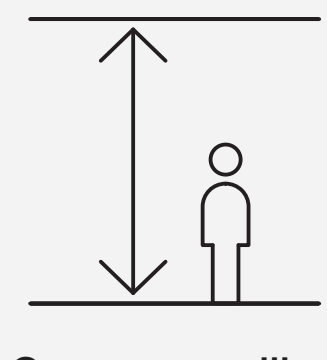
Column free interiors



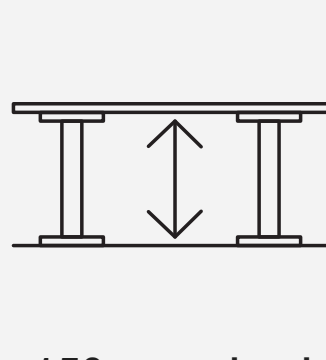
Three phase electricity supply



High thermal mass for passive night cooling



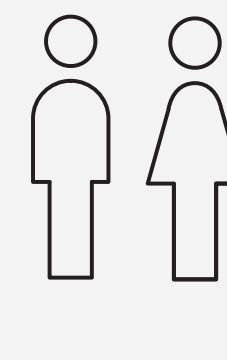
Generous ceiling heights



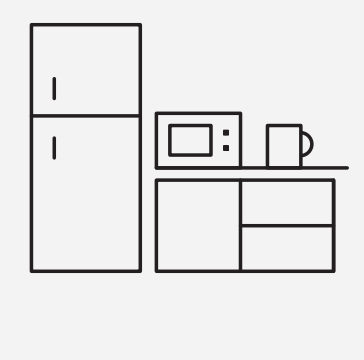
150mm raised access floors



Access 365 days a year



Luxury toilets with granite top surfaces



Beech kitchens with Miele appliances

FLOOR PLANS

UNIT 2

Unit 2 space plan example



SQUARE FEET

Ground Floor 814 sq ft

First Floor 881 sq ft

Total 1,695 sq ft

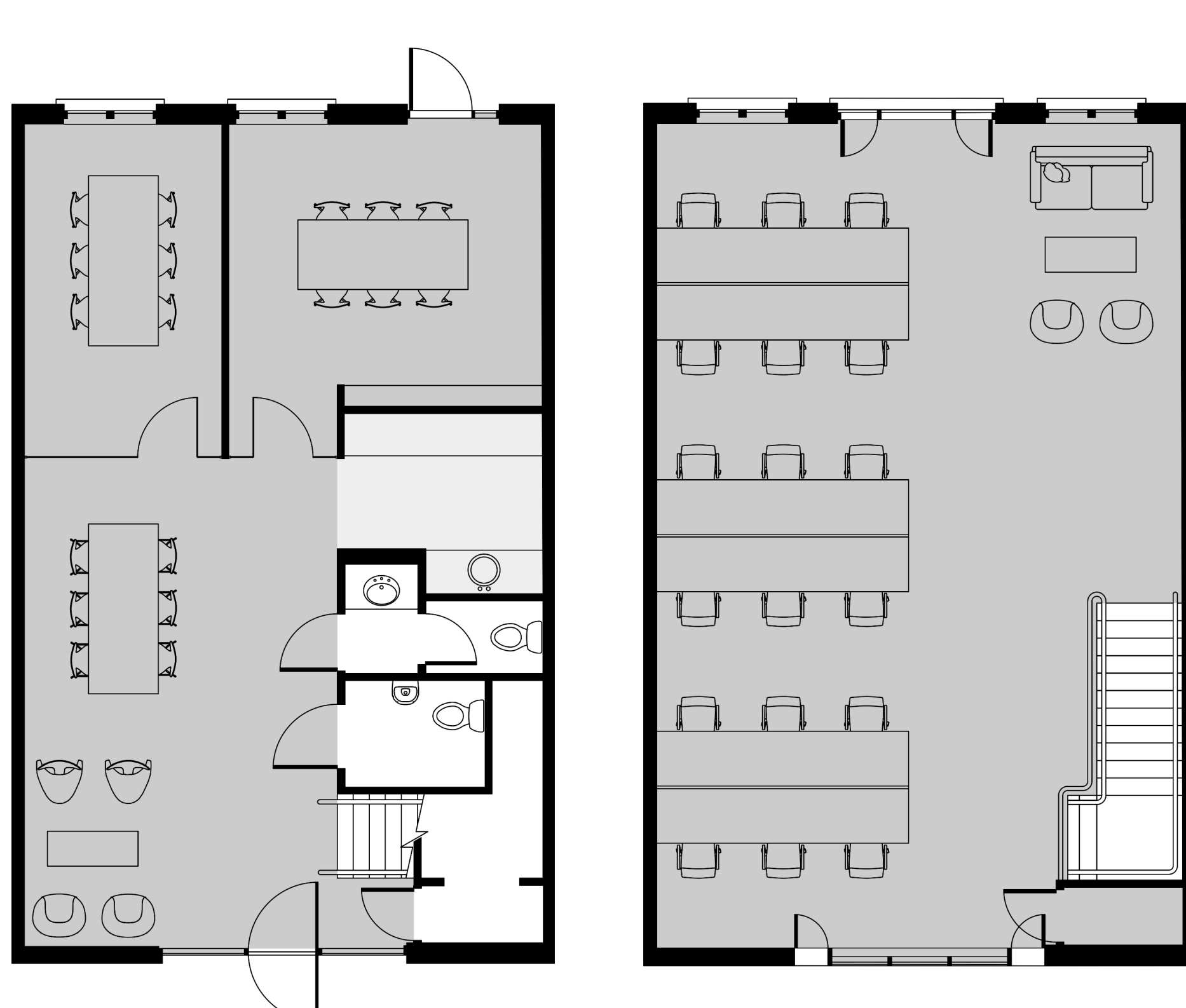
SQUARE METRES

Ground Floor 76 sq m

First Floor 82 sq m

Total 158 sq m

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



Ground floor

First floor

COSTS

UNIT 2

AVAILABLE AT £27 PER SQ FT EXCLUSIVE

Annual rent £45,765

Annual service charge £4,648

Business rates £17,465

Total approximate annual outgoings £67,878

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 under control.

The average service charge at the Courtyard is £2.90 per sq ft compared with an equivalent average of £7.80 per sq ft for other available offices, adding around £5 per sq ft to annual outgoings.



Unit 2 is highlighted in white

IS UNIT 2 THE RIGHT BUILDING FOR YOU?

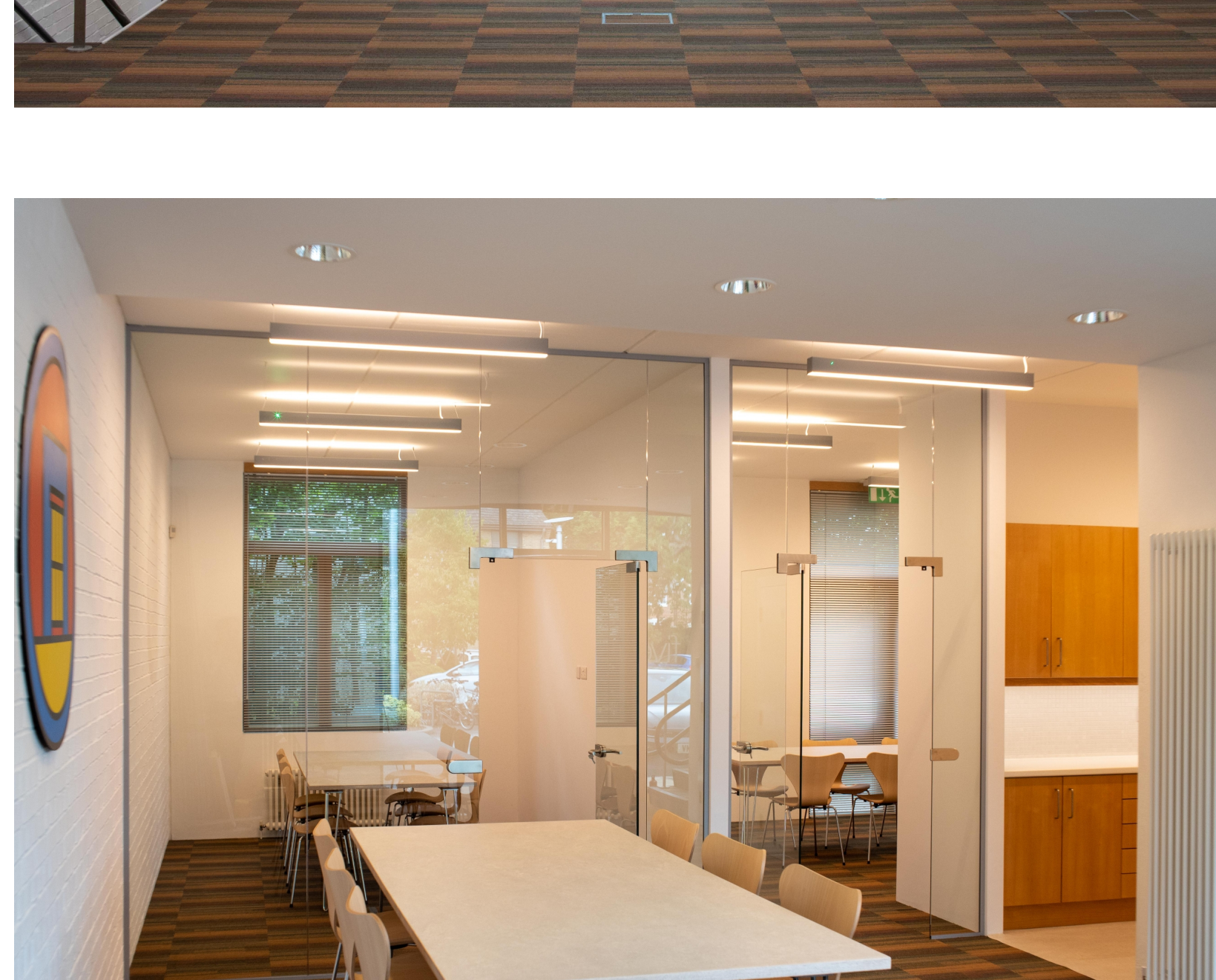
Unit 2 will be available from 1st January 2024. Reedspace, the developers and managers of the Courtyard recently refurbished Unit 5 to meet current occupier needs including a doubling of the kitchen size, LED lighting, and a variety of meeting rooms and break out space.

A similar refurbishment of Unit 2 will take place once the current occupier vacates. Signing a pre-let allows for the incoming occupier to have an input on a fit out that works best for their needs.

One of the biggest difficulties 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 needless additional cost.

Past occupiers have successfully expanded into adjacent buildings with interconnecting openings, or sub-let a floor in their building to produce income until they needed the additional space. Occupiers have also moved into different buildings at the Courtyard as their space requirements have ebbed and flowed. Having the possibility of moving before a lease event can be a useful benefit.

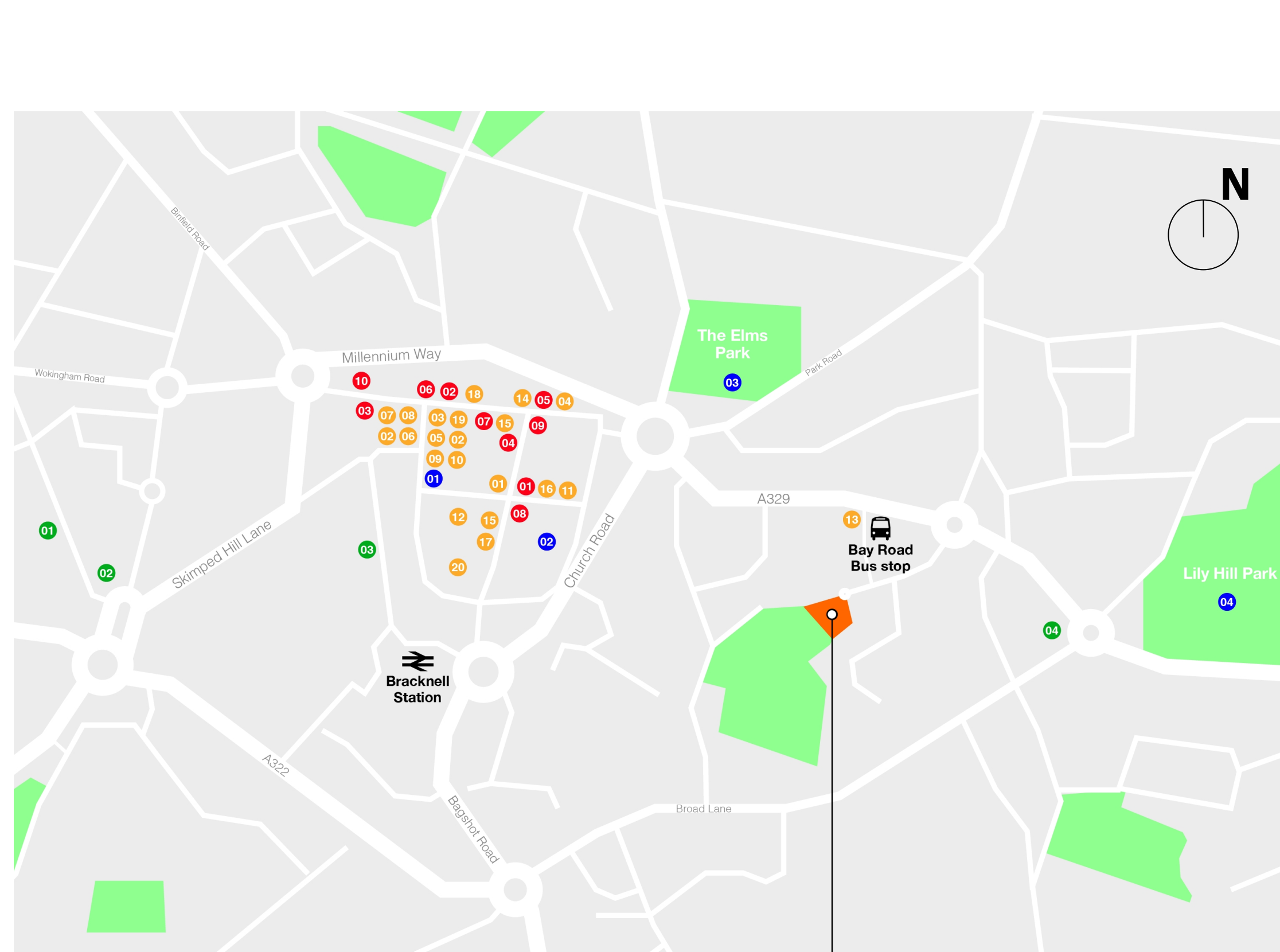
GALLERY OF UNIT 2 WITH PROPOSED FIT OUT



LOCATION

THE COURTYARD, EASTERN ROAD, BRACKNELL, BERKSHIRE RG12 2XB

- Restaurants**
- 01 Bill's
- 02 Blue's Smokehouse
- 03 Carluccio's
- 04 Fuego
- 05 GBK
- 06 Las Iguanas
- 07 Nando's
- 08 Pizza Express
- 09 Wagamama
- 10 Zizzi
- 11 Bar Torino
- 12 Brown Bag
- 13 Caffe Kix
- 14 Coffee Barker
- 15 Costa Coffee
- 16 Greggs
- 17 Mason + Rye
- 18 Patisserie Valerie
- 19 Pret A Manger
- 20 Starbucks
- Retail**
- 01 Boots
- 02 Charles Tyrwhitt
- 03 H&M
- 04 Hotel Chocolat
- 05 Fenwick
- 06 M&S
- 07 Next
- 08 Primark
- 09 Topshop
- 10 Waitrose
- Leisure**
- 01 Cineworld
- 02 Grange Hotel
- 03 The Elms Park
- 04 Lily Hill Park
- Health**
- 01 Absolutely Fitness
- 02 The Gym
- 03 Pure Gym
- 04 Bracknell Healthspace



TRAVEL & CONNECTIVITY

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

CAR

The Courtyard to: Bracknell Train Station 03 mins

M4 (Junction 10) 11 mins

M3 (Junction 3) 10 mins

M25 20 mins

BIKE

The Courtyard to: The Lexicon 05 mins

Bracknell Train Station 06 mins

TRAIN

Bracknell Station to: Reading 15 mins

Waterloo 53 mins

Paddington 60 mins

AIRPORT

The Courtyard to: Heathrow 29 mins

Gatwick 55 mins



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Reedspace Ltd developed and manages the Courtyard in Bracknell. Page Hardy Harris are the sole agents of the Courtyard.

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