

ONE Lexicon

Charles Square, Bracknell RG12 1DG

Uniquely located 6-storey
town centre building

From 2,450 sq ft (228 sq m)
to 21,285 sq ft (1,977 sq m)



www.one-lexicon-bracknell.co.uk

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Available as a whole or floor by floor

From 2,450 sq ft (228 sq m) to 21,285 sq ft (1,977 sq m)



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The Location Comprehensively and newly refurbished

Location

One Lexicon is located within Bracknell Town Centre benefiting from access to a large number of amenities and services. The property can be easily accessed by car from the town's inner ring road which connects the subject to several 'A' roads. Junction 3 of the M3 is located 6 miles to the south and Junction 10 of the M4 is located 6 miles to the north.

Bracknell Railway Station is located just 0.3 miles to the south, additionally the property benefits from easy access to numerous bus routes.



The town centre is set to benefit from a further £30 million of regeneration work as Princess Square is set to be refurbished and The Deck is developed.

The regeneration will see The Deck become a 'covered public space' which will be filled with new food and retail units, having been converted from the former Bentalls store. A new look Princess Square will link to The Deck, and it is planned that the area will be remodelled into a 'modern, light, bright and airy centre'.



The Lexicon

The heart of Bracknell has been transformed by the recent regeneration of the town centre called The Lexicon.

The town centre now provides an array of retailers and restaurants with many options for a relaxed dinner, shopping with friends or hosting a convenient business lunch with clients. Open since September 2017, the regeneration has created a new social and cultural heart for the area, by bringing a high-quality mix of shops, restaurants and entertainment within vibrant public spaces to the town centre.

With striking, modern architecture, stylish landscaped spaces for social activities, brand new public art, both open-air and covered shopping facilities, and new restaurants for a more dynamic evening offer, The Lexicon combines an exciting array of experiences in one convenient destination.

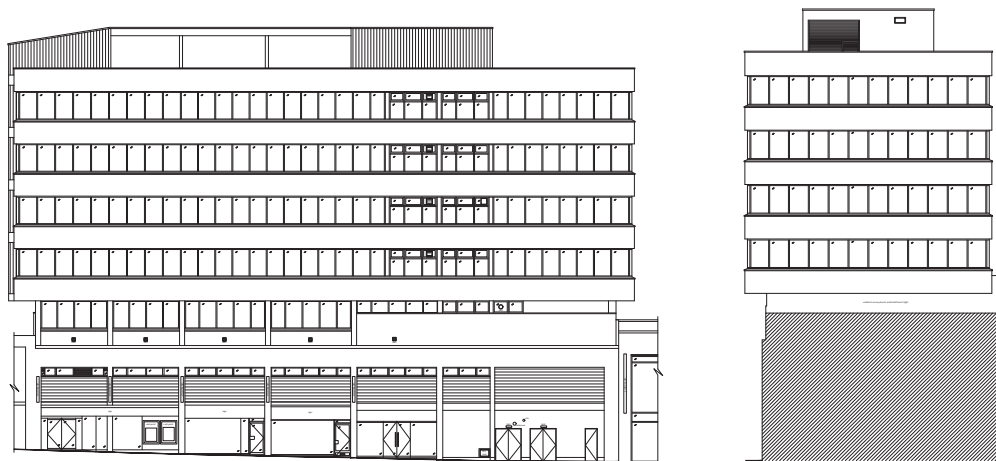
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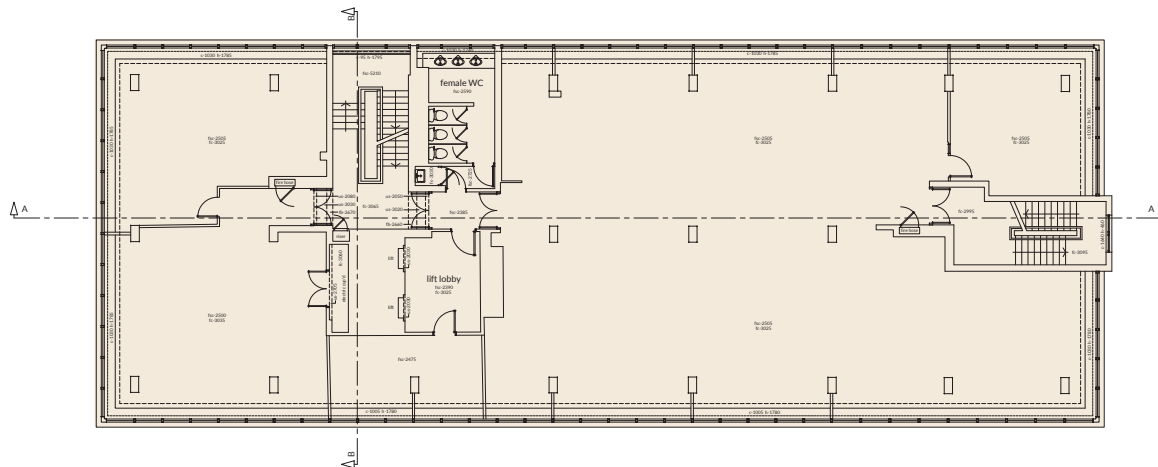
Specifications

Comprehensively and newly refurbished

Floor plans



Typical upper floor



Accommodation

Floor	Sq ft	Sq m
Reception	320 sq ft	30 sq m
Reception	75 sq ft	7 sq m
1st Floor	2,450 sq ft	228 sq m
2nd Floor	4,620 sq ft	429 sq m
3rd Floor	4,615 sq ft	428 sq m
4th Floor	4,615 sq ft	428 sq m
5th Floor	4,590 sq ft	427 sq m
Total	21,285 sq ft	1,977 sq m

(approximate net internal areas)



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One Lexicon Refurbished to a High Specification

The building

One Lexicon has undergone extensive refurbishment works and now provides the following specification:

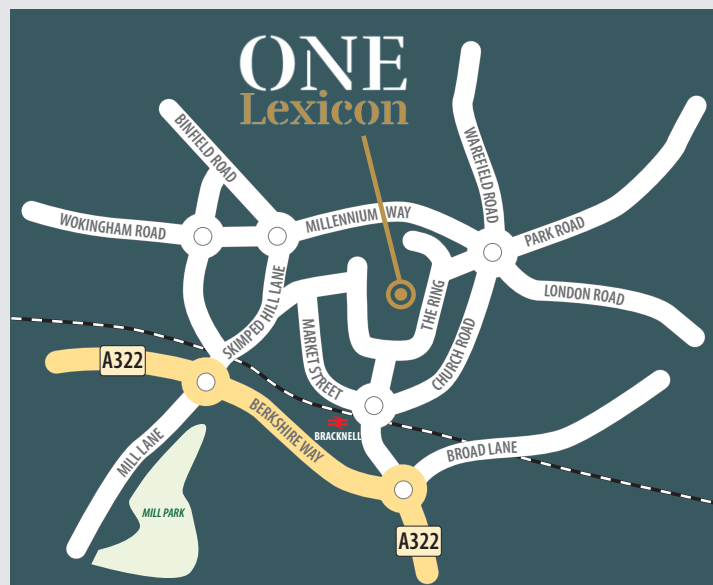
- Air conditioning
- LED lighting
- Exposed Services
- WCs on each floor
- 2 x 10 person passenger lifts
- Excellent car parking available on a ratio of 1:250 sq ft
- 6 visitor car spaces
- EPC 'D'



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How to find One Lexicon



Contact us



Kate Clark
+44 (0)208 283 2535
Kate.Clark@eu.jll.com



Nick Hardy
+44 (0)7715 032429
nick@pagehardyharris.co.uk

Hannah Taylor-Brewin
+44 (0)7833 509532
hannah@pagehardyharris.co.uk

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