



greenwood

bracknell

the smarter choice



Greenwood Bracknell

is a stunning 71,000 sq ft headquarters office building of outstanding quality, prominently located in Bracknell town centre.

Smarter building.

Comprehensively refurbished including new mechanical and electrical services throughout, Greenwood provides some of the best office space in Bracknell.







greenwood



Smarter headquarters.

Greenwood is a five storey, landmark office building remodelled to provide a contemporary new workplace to meet the demands of the modern day occupier.

- Prominent 71,000 sq ft office within a landscaped setting
- Remodelled entrance
- Impressive double height reception
- Flexible floor plates with central core that allow for maximum natural light
- New M&E throughout providing occupational density of 1:8 sq m
- 249 secure car parking spaces, an excellent town centre ratio of 1:283 sq ft



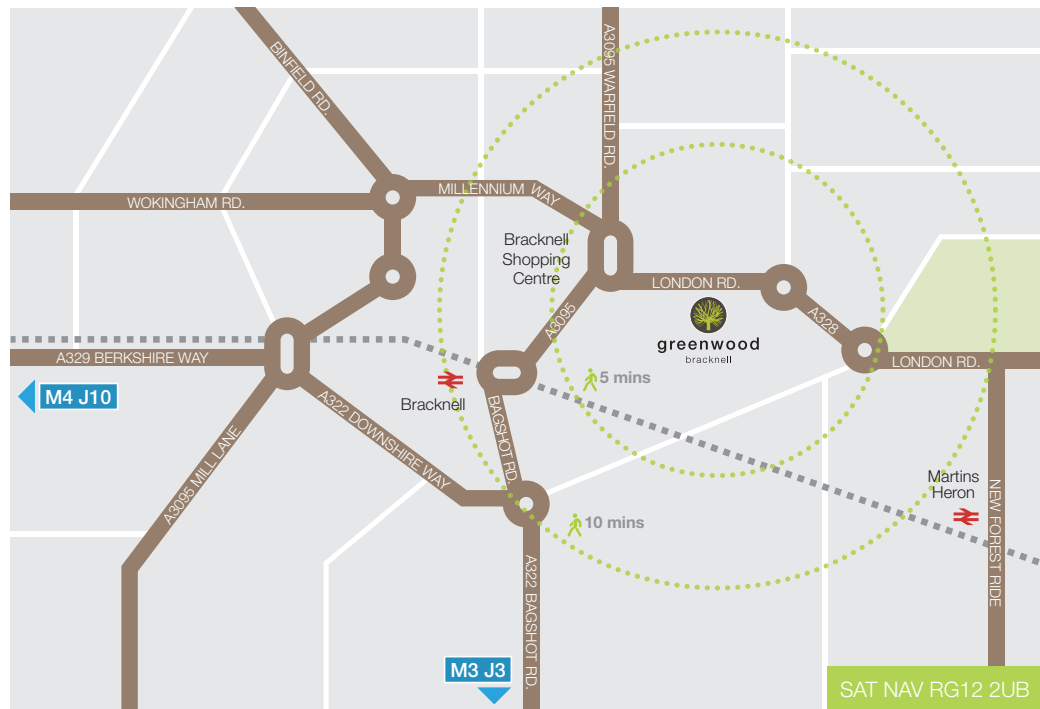
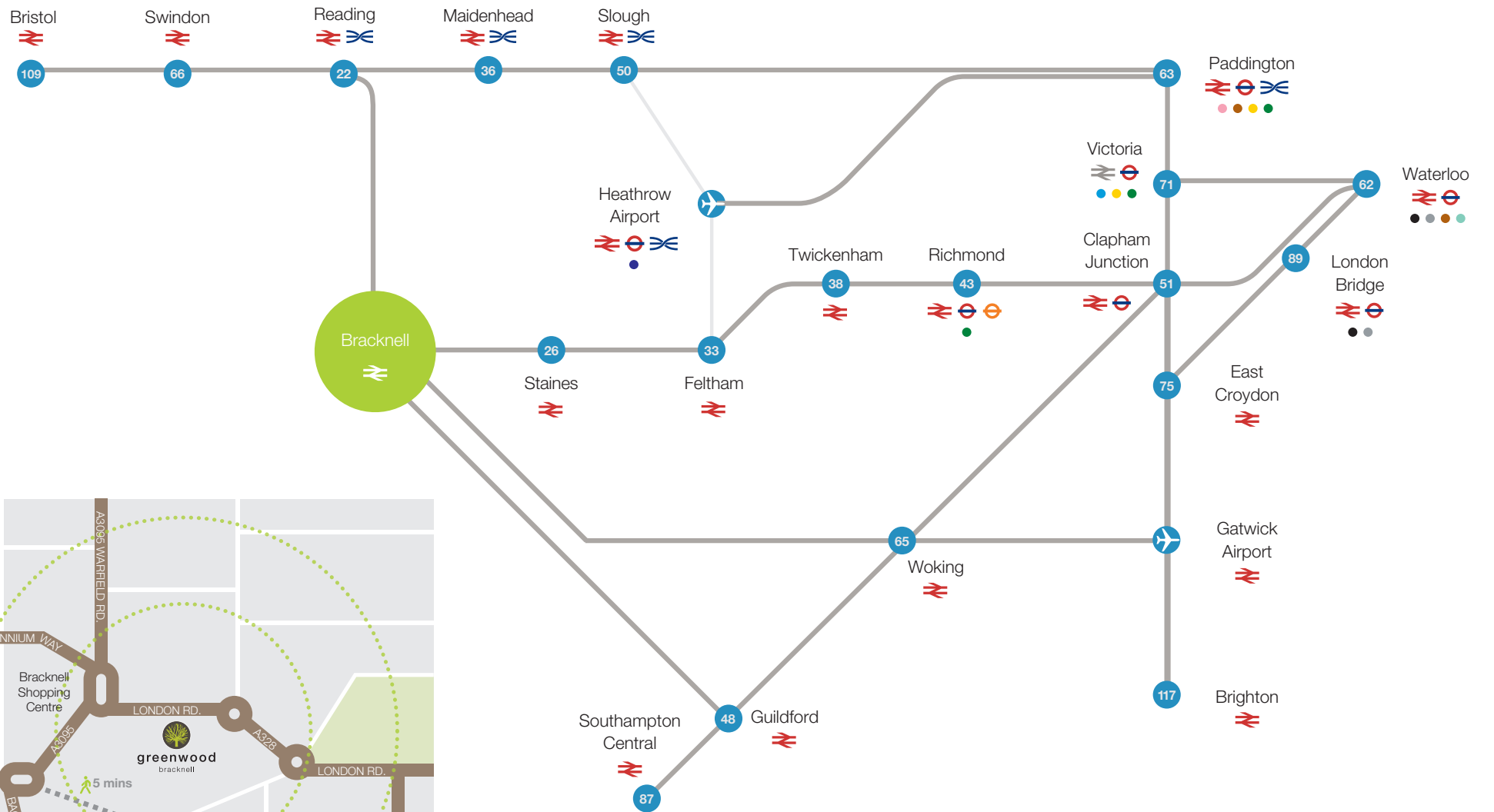
Smarter location.

Greenwood, Bracknell is prominently situated on the A329 London Road, the principal arterial route into Bracknell town centre from the East. It is a short walk to the town's central shopping area and the railway station.

By Car	Distance (Miles)	Time
M4 JUNCTION 10	5	8 MINS
M3 JUNCTION 3	7	13 MINS
READING	16	10 MINS
MAIDENHEAD	14	22 MINS
SLOUGH	18	24 MINS
HEATHROW	25	36 MINS
HIGH WYCOMBE	23	36 MINS
GATWICK	47	57 MINS
CENTRAL LONDON	39	67 MINS

By Rail	Time
READING	22 MINS
STAINES	26 MINS
FELTHAM (FOR HEATHROW)	33 MINS
MAIDENHEAD	36 MINS
GUILDFORD	48 MINS
CLAPHAM JUNCTION	51 MINS
SLOUGH	50 MINS
LONDON WATERLOO	62 MINS
LONDON PADDINGTON	63 MINS





- CROSSRAIL STATION (COMPLETION 2018)
- NATIONAL RAIL
- UNDERGROUND
- LONDON OVERGROUND
- AIRPORT LINK
- JOURNEY TIMES (MINS)

Source www.nationalrail.co.uk – travel times may vary



Bracknell Station 

The Peel Centre
Retail Park

Princess Square
Shopping Centre



High Street

New Town Centre
(on site - completion 2017)

Waitrose





Smarter town.

Bracknell is undergoing a major transformation to deliver a vibrant mixed use centre, with a wide range of shopping and leisure activities.

The works are well underway and the construction of the new town centre is due to complete in early 2017.

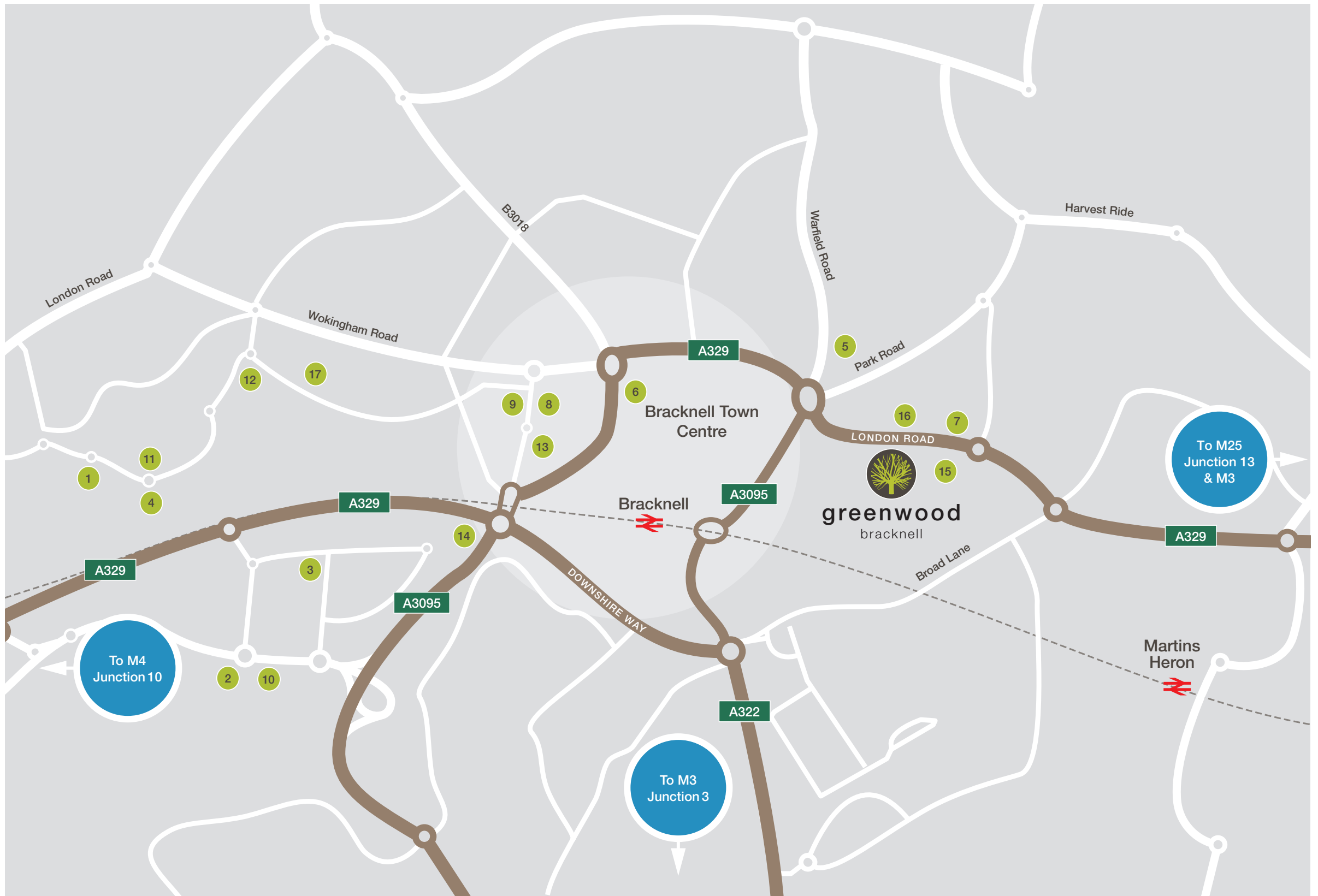
The £750 million scheme has already attracted M&S for an 80,000 sq ft store, as well as Fenwick, H&M, Primark, Cineworld and a new Waitrose.

Occupiers at Greenwood will be only a short walk from the new town centre.

Smarter neighbours.

Bracknell is home to a number of high profile blue chip companies, who have chosen to locate their national or regional headquarters in the town.









The building



Smarter space.

Accommodation

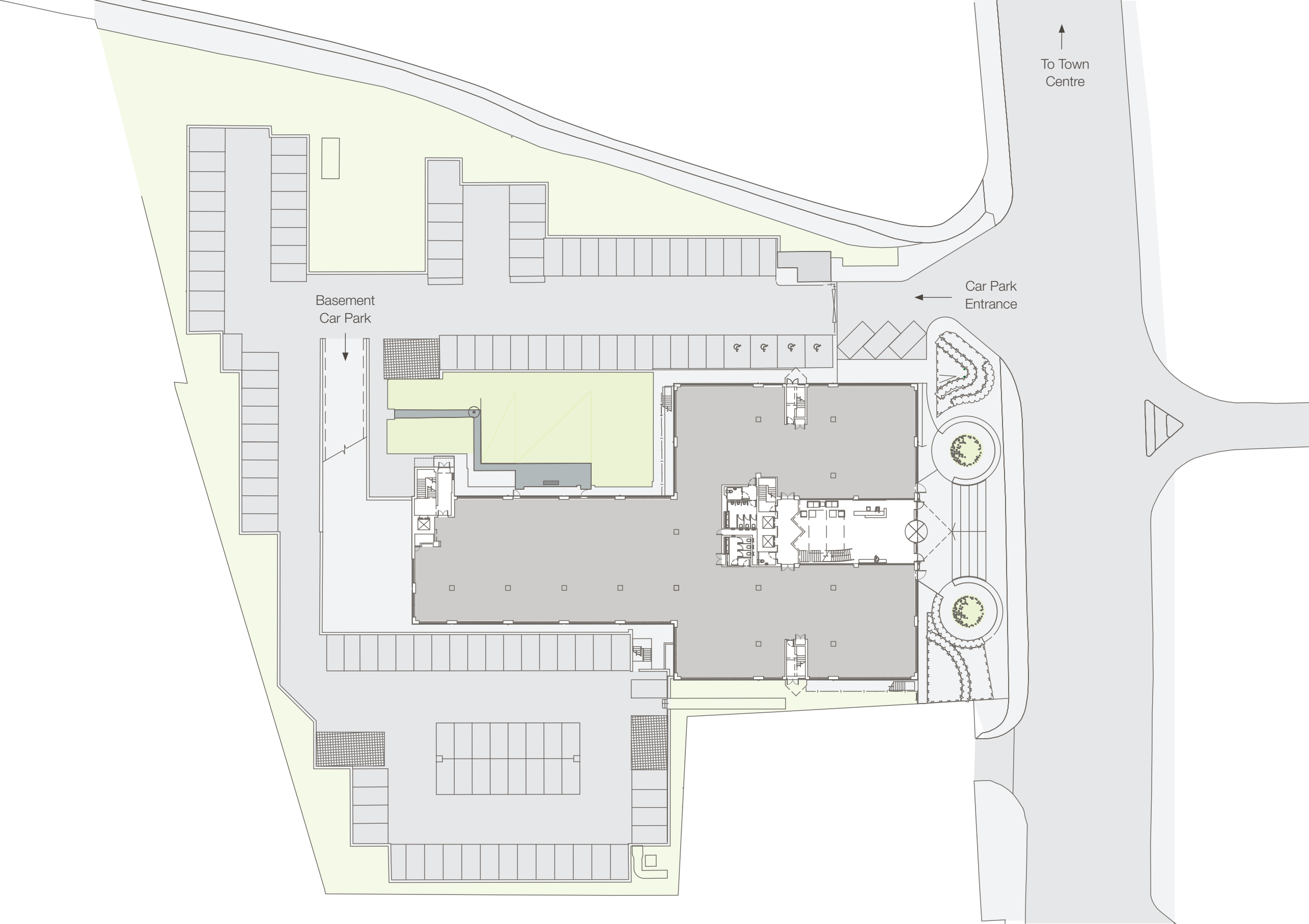
FLOOR	SQ FT	SQ M
FOURTH	4,073	378
THIRD	16,230	1,507.8
SECOND	17,305	1,607.7
FIRST	16,365	1,520.4
GROUND	16,177	1,502.9
RECEPTION	1,601	148.7
TOTAL	71,751	6,665.9
CAR PARKING SPACES		249



↑
To Town
Centre

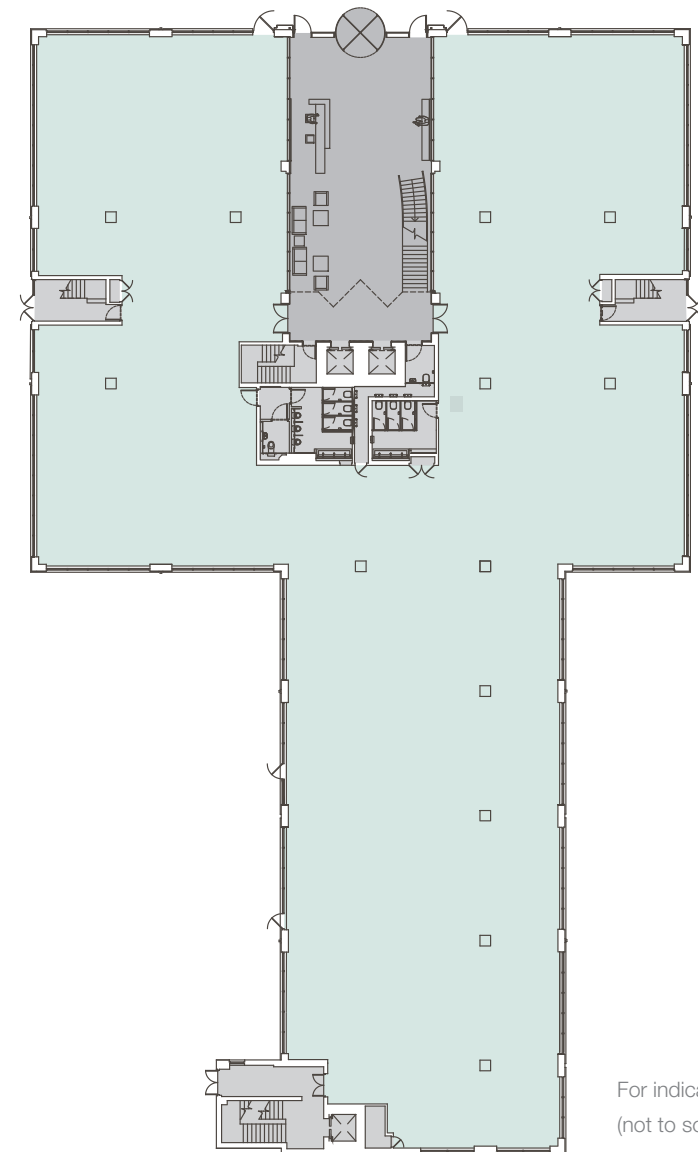
←
Car Park
Entrance

Basement
Car Park
↓



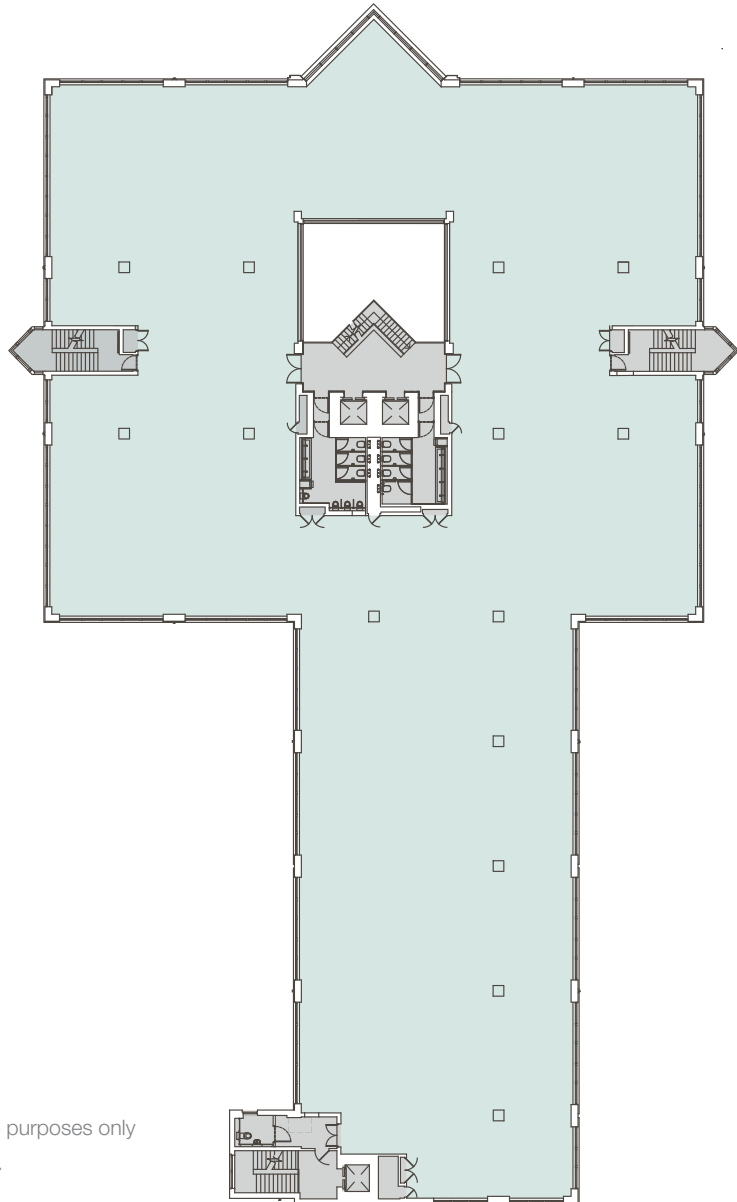


Ground floor plan
16,177 sq ft (1,503 sq m)

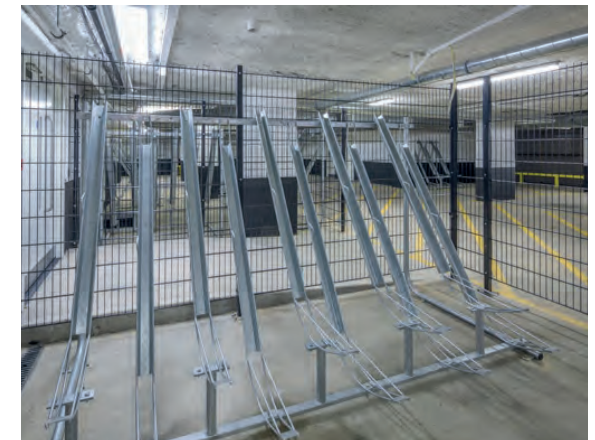


For indicative purposes only
(not to scale).

Typical upper floor plan 17,305 Sq ft (1,608 sq m)



For indicative purposes only
(not to scale).



Basement

New shower and changing facilities are located around the main core, providing direct lift and stair access to reception and the office floors.

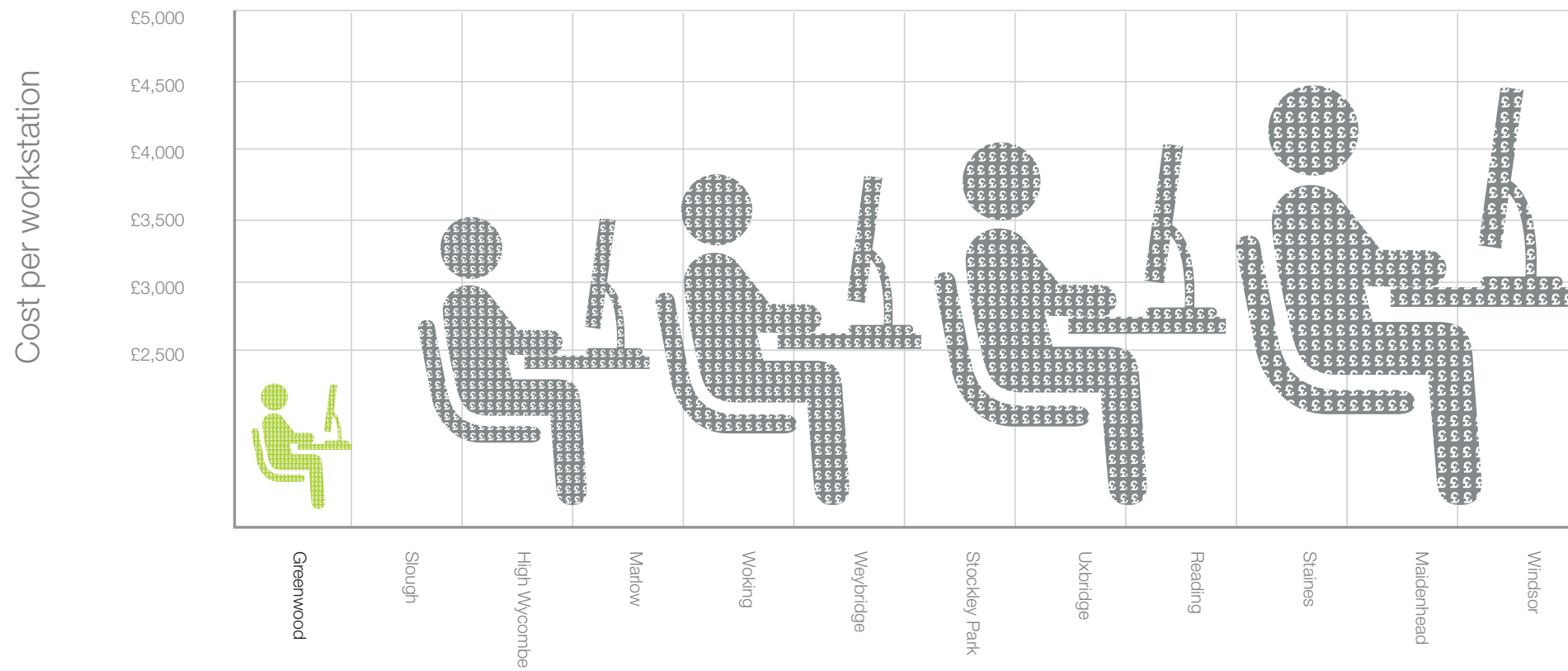
Located next to the changing facilities is a new dedicated and secure cycle store with 58 cycle racks.

Smarter proposition.

Greenwood offers exceptional value when compared to surrounding centres.

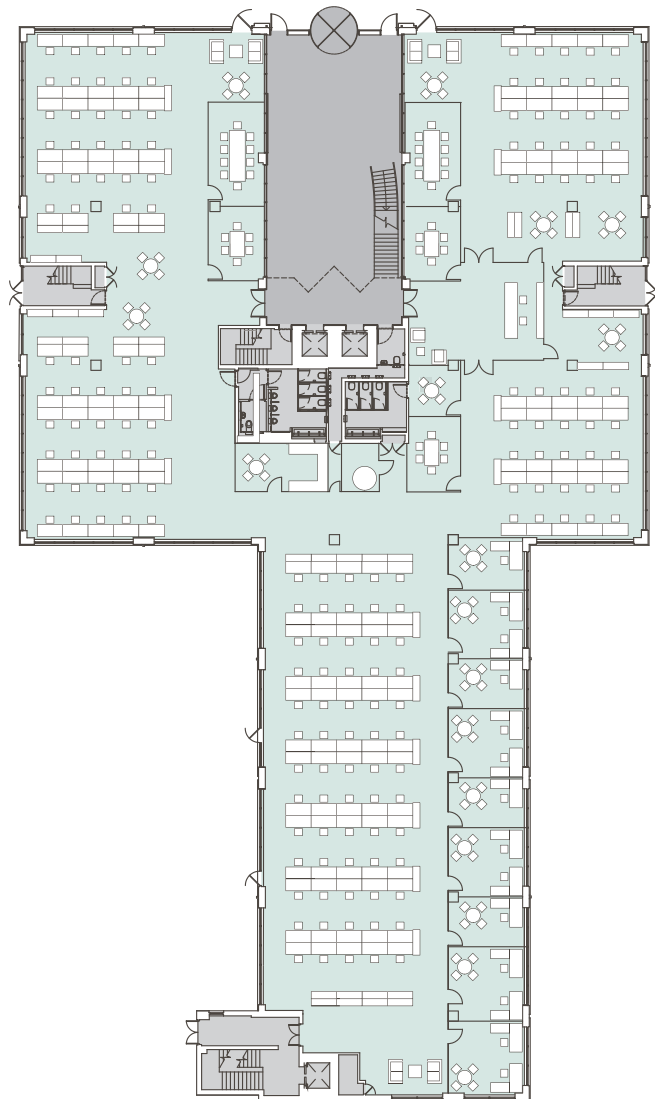
The building design and new M&E services allow for an occupational density of up to 1 desk per 8 sq m. The flexible floor plates provide for a highly efficient fit out lowering the cost per workstation.

A work station at Greenwood is between 48% and 91% cheaper than typical office buildings in competing towns occupied at 1 person per 10 sq m.



First floor plan

Occupancy ratio 1:8 sq ft



First floor summary

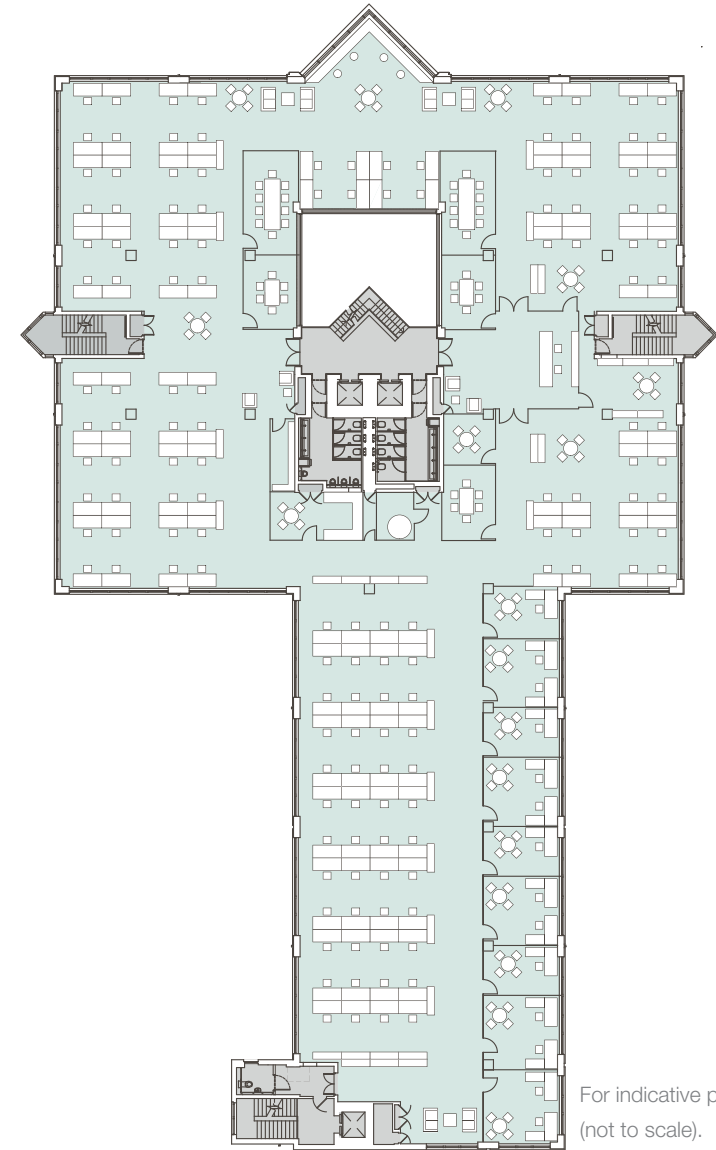
OFFICES	9
WORK STATIONS	173
MEETING ROOMS	6
AREA	16,365 sq ft
OCCUPANCY RATIO	1:8 sq ft

Second floor summary

OFFICES	9
WORK STATIONS	130
MEETING ROOMS	6
AREA	17,305 sq ft
OCCUPANCY RATIO	1:10 sq ft

Second floor plan

Occupancy ratio 1:10 sq ft

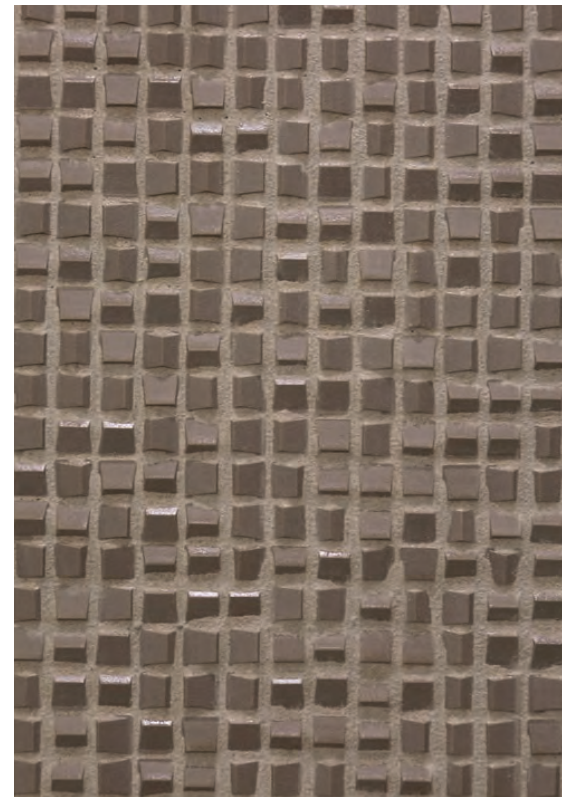


For indicative purposes only
(not to scale).

Smarter finish.

Greenwood offers high quality office space that is finished to an exceptionally high standard and provides occupiers with an impressive and enjoyable office environment allowing businesses to thrive.





Smarter specification.

Occupancy

Cooling/Heating	1 person/8m2
Lifts	1 person/10m2
Means of escape	1 person/ 6m2
Sanitary provision:	1 person/10m2
(60% Male,	60% Female)

Divisibility Design

2 tenancies per floor.

Floor Loadings

Existing office floors	4+1 kN/m2
Atrium floor	10 kN/m2
Existing roof	7.5 kN/m2
Atrium roof	0.6 kN/m2

Floor Heights

Existing floor to floor	3,970mm (average)
Raised floor zone	150mm overall
Floor to ceiling	2,700mm

Lifts

2 no. thirteen person lifts serving ground to 4th floors
1 no. thirteen person lift – in rear core - serving basement to 4th floor.

Mechanical Installations

Office areas to be heated and cooled by a new VRF system.

Energy Efficiency Measures

- On/off PIR sensors to taps.
- Automatic lighting control to offices and cores.

Facilities

58 Cycle racks.
Male and female changing facilities in basement.

Security

CCTV surveillance will be provided to the following areas:

- External perimeter plus entry and access points to car park
- Points of entry to the individual office buildings
- Reception area around lift lobbies

Access control will be provided to the following areas:

- Reception entrance
- Car park entrance
- Reception pass doors
- Base of escape staircase
- Lifts enabled for future card control

Car Parking

249 secure car parking spaces.

EXTERNAL FINISHES

Existing Elevations

Red facing brick generally with blue base courses, powder coated thermally broken aluminium windows / curtain walling. New revolving entrance door with frameless side pass doors.

Roof

Newly tiled with hidden area of Plant on flat asphalt roof with concrete paviors and shingle.

Atrium Roof

High performance double glazed roof light.

INTERNAL FINISHES

Reception Area

Walls

Curtain walling with existing bronze coloured anodised aluminium frames and caps. Semitransparent privacy film to ground level. Clear glazing to upper levels.

Floors

Domus natural finish porcelain stone tile with variegated coursing. Carpeted seating area. Full width entrance matting.

Ceilings

Painted plasterboard soffits and bulkheads with sound absorbing seamless ceiling above entrance.

Lighting

Feature lighting by specialist lighting designer.

Entrance doors

Insulated double glazed manually operated revolving door with glass walls and anodized lid. Side doors frameless double glazed.

Security

Key fob operated security system.

Office Areas

Walls

Painted plaster finish.

Floors

600 x 600mm fully accessible encapsulated steel raised access floor system. Carpet tile floor covering.

Ceilings

600 x 600mm clip in metal ceiling tiles with concealed grid and plasterboard perimeter margins. 600 x 600mm air grilles and linear slot diffusers.

Lighting

LG7 compliant 600 x 600mm recessed fluorescent fittings. Compact fluorescent down lights in plasterboard margin.

Doors

Full height high gloss laminate with vision panels and stainless steel ironmongery.

Toilets

Walls

Painted plaster finish. Natural finish mosaic feature wall tiles: Domus Phenomenon Air Mosaic Fango.

Floors

Natural finish porcelain stone tile: Domus Cumbria range.

Ceilings

Painted plasterboard.

Lighting

LED spotlights.

Doors

Full height compact grade high gloss laminate with stainless steel ironmongery.

Basins

Bespoke solid surface wash trough. PIR operated chromed steel taps. Colour back glass splashback. Concealed paper towel dispensers.

Mirrors

To wall above vanity.

Cubicles

Full-height proprietary cubicle system with high gloss laminate finish, door stops and coat hooks. Fully accessible laminated IPS panels. Twyford's WC pans & urinals.

Basement Change / Showers

Walls

Polished wall tile finish: Domus Terranova.

Floors

Natural finish ceramic floor tiles: Domus Terranova.

Ceilings

Moisture resistant plasterboard.

Lighting

LED spotlights. Compact fluorescent lights.

Doors

Full height painted with stainless steel ironmongery.

WCs

Twyford's WC pans & urinals.

Showers

6 no: 3 Male & 3 Female. Ceramic shower tray. Chromed steel shower rail, hose and head. Recessed control. Frosted glass shower cubicle doors with tiled walls.

Accessories

Full height wall mirrors. Satin stainless steel coat hooks. Amwell 2-tier lockers and changing benches. Stainless steel hand dryers.

Lifts Area

Walls

Feature glass reinforced fibre reinforced gypsum seamless wall panelling with 'wave ridge' pattern, spray painted to high gloss finish.

Floors

Natural finish porcelain stone tile as continuation of Atrium to Ground Floor. High quality carpet tile to upper levels Lift landing areas.

Ceilings

Painted suspended MF Plasterboard with recessed perimeter lighting trough and colour change lighting.

Doors

High gloss laminated finish
Lifts – Internal Finishes

Walls

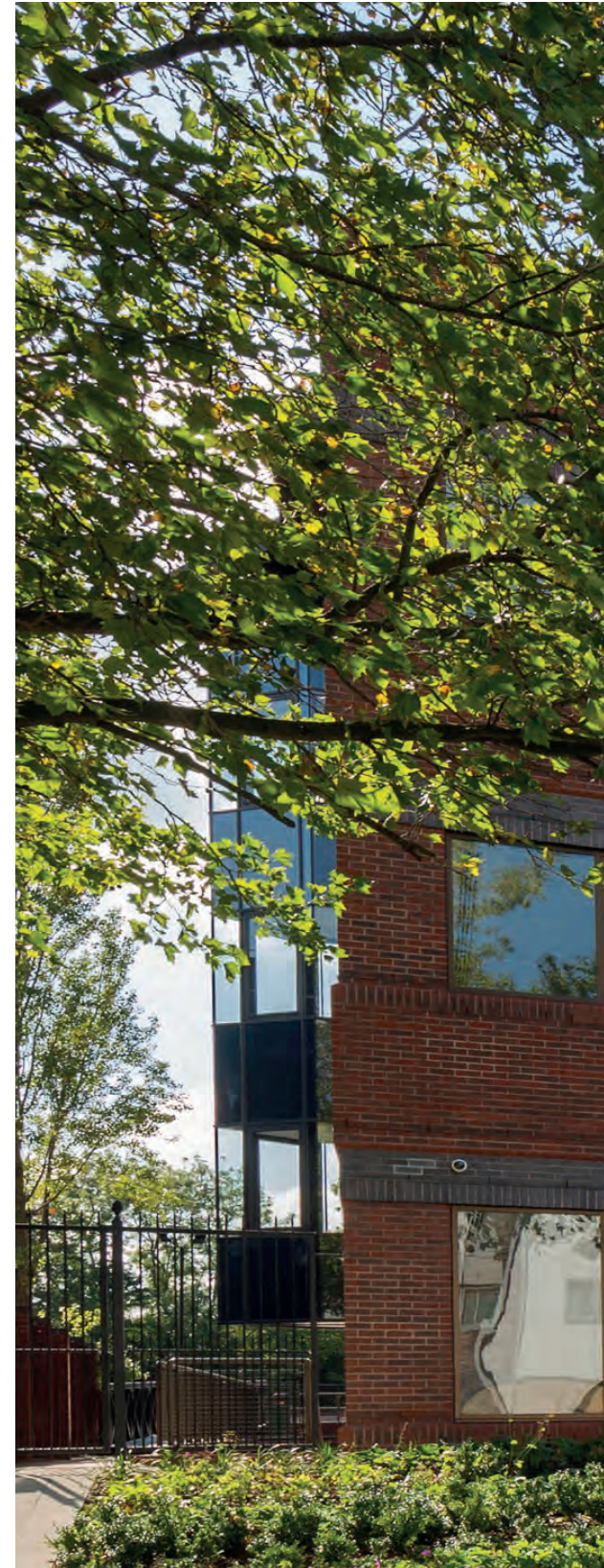
Colour back glass cladding to side walls. Mirrored rear wall.

Floors

Natural finish porcelain stone tile to match Atrium floor.

Ceilings

Painted metal panels with concealed perimeter lighting trough.





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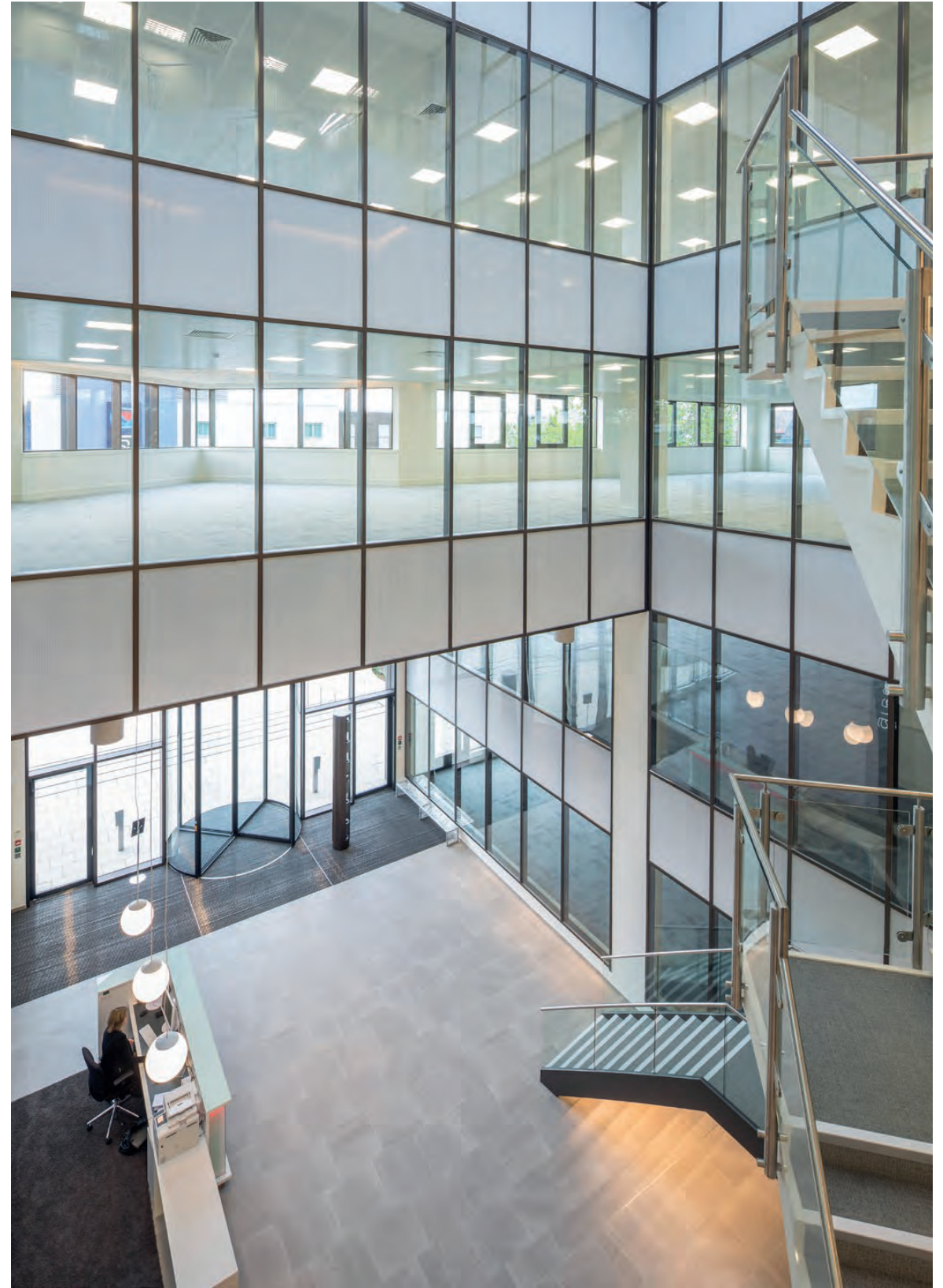


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NO ENTRY

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Smarter team.

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Terms upon application.

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