

# ONE Lexicon

Charles Square, Bracknell RG12 1DG

## UNIQUELY LOCATED TOWN CENTRE OFFICE BUILDING

2,400 - 9,658 sq ft available



Indicative CGI

[www.one-lexicon-bracknell.co.uk](http://www.one-lexicon-bracknell.co.uk)

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## THE BUILDING

### Specification

One Lexicon has undergone extensive refurbishment works to provide 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'
-  Self-contained option totaling 9,658 sq ft



Indicative CGI

# ONE Lexicon

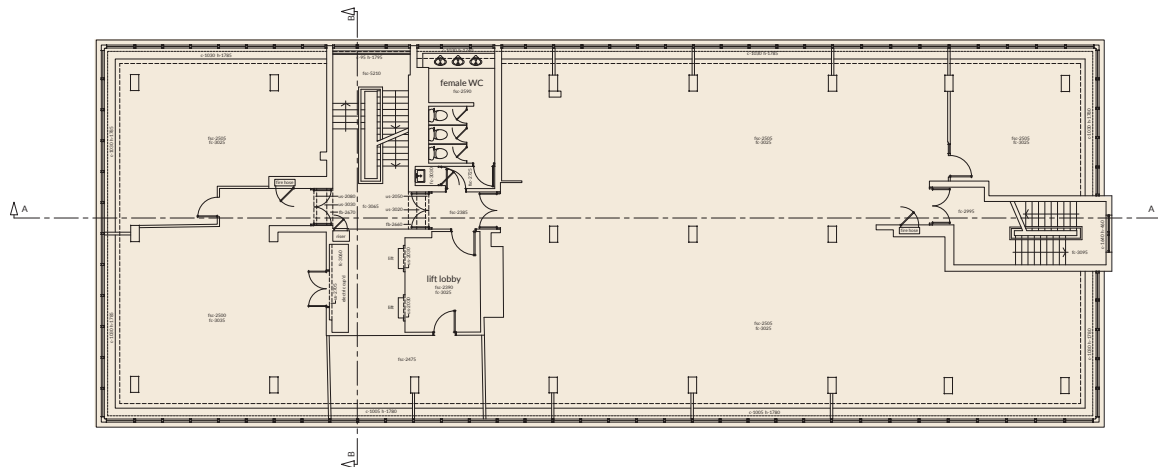
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## THE SPACE

### Floor plans



### Typical upper floor



### Accommodation

Floor		Sq ft	Sq m
5th Floor:	Office	4,828 sq ft	448.5 sq m
4th Floor:	Office	4,830 sq ft	448.7 sq m
3rd Floor:	Office	LET	
2nd Floor:	Office	LET	
1st Floor:	Office	LET	
Ground:	Reception	444 sq ft	41.3 sq m
<b>Total</b>		<b>9,658 sq ft</b>	<b>897.2 sq m</b>

(approximate net internal areas)



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## THE LOCATION

### Bracknell

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.

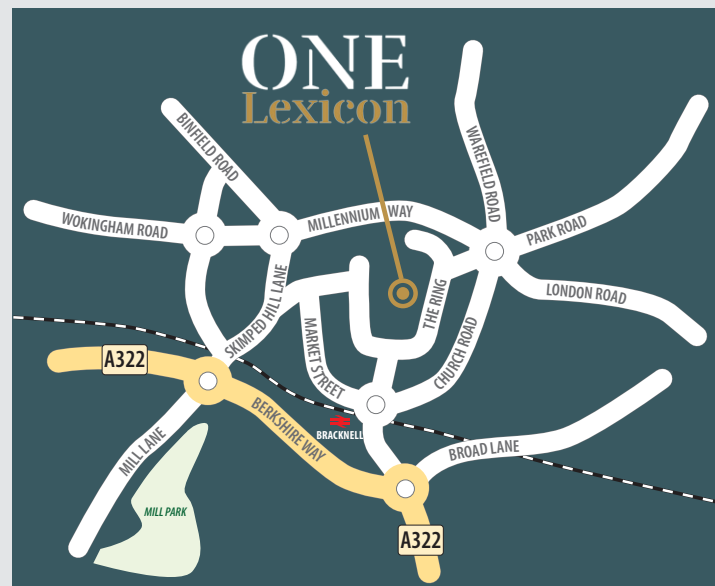
The town centre now provides an array of retailers and restaurants with many options for a relaxed dinner, shopping with friends or hosting a convenient business lunch with clients. Open since September 2017, the regeneration has created a new social and cultural heart for the area, by bringing a high-quality 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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## How to find One Lexicon



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