

REFLEX

CAIN ROAD, BRACKNELL RG12 1HL

CONTEMPORARY OFFICES TO LET WITH AN ON-SITE GYM AND RESTAURANT IN AN ATTRACTIVE LAKESIDE SETTING

reflexbracknell.com

PROMINENT

**3,900 – 21,843 SQ FT TO LET.
SEVERAL SIZE VARIATIONS AVAILABLE.
PART FULLY FURNISHED.**

A rare opportunity to acquire refurbished offices, with a large restaurant and well fitted gym, in an iconic lakeside building. There is an excellent parking ratio of one space per 260 sq ft with 8 EV charging points to be installed.





CONTEMPORARY

Reflex is situated overlooking an attractive fishing lake; licences available from the Council.

The property is located on Cain Road, an accessible Business Park location.

The ground floor fitted space and first floor have been refurbished, to include upgrading the M&E and replacing all the air conditioning plant. The main reception has been revamped and there is also a yoga / dance studio, fully-fitted gym, café/ restaurant.



Ground floor office with meeting pod



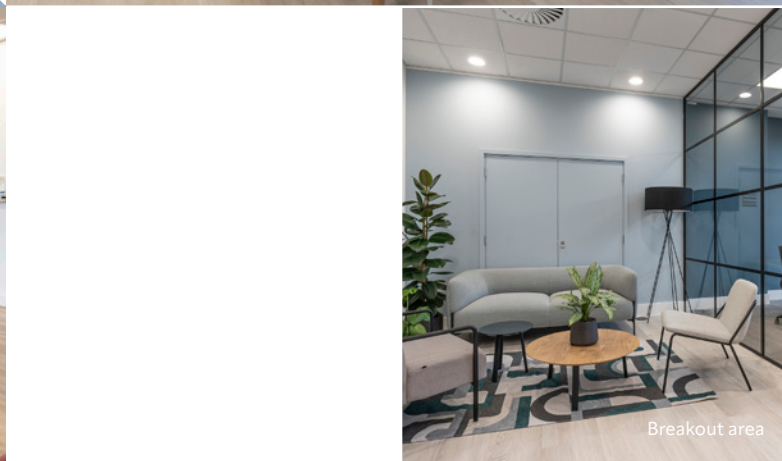
Breakout area



On site café/restaurant



On-site gym



Breakout area



Refurbished WC's



Brand new VRF
air conditioning system



Carpeted 150mm
raised floor



Large refurbished full height
manned reception



400mm
ceiling void



Gym,
yoga / dance studio



Café / restaurant

INSIDE REFLEX



3m floor to
ceiling height



Male, female and
disabled WCs



Showers



Fast fibre
broadband



51 surface level parking spaces
(1 car space per 260 sq ft)
8 EV charging points to be
installed.



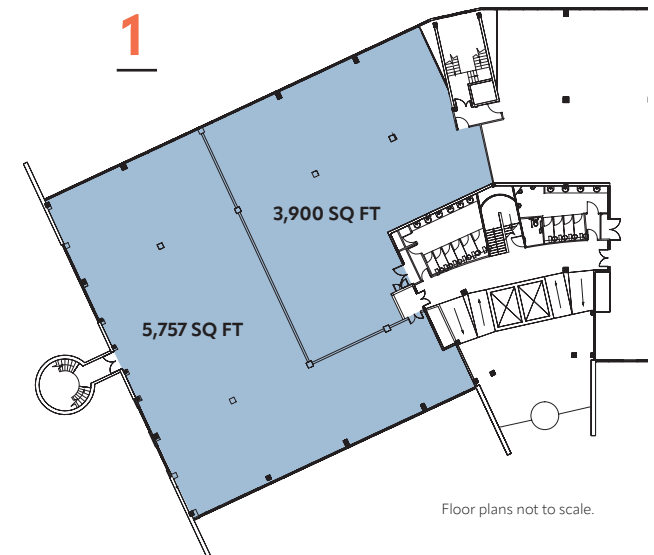
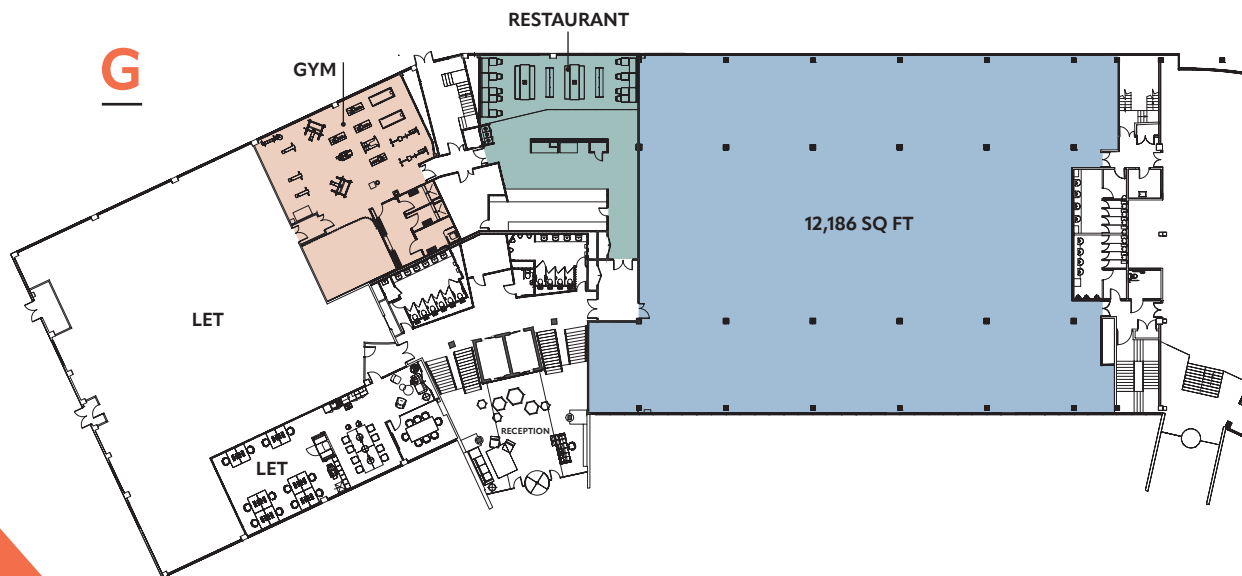
EPC Rating: C



SPACE AT REFLEX

FLOOR AREAS

Floor	sq ft	sq m
First	3,900 - 9,657	372 - 897
Ground	12,186	1,132
Total	21,843	2029



ACCESSIBLE

Bracknell is the occupational choice for both national and international companies, attracted by the excellent transport links and wide selection of local amenities. The site is close to the A329M and M4 junction 10. Bracknell station provides half-hourly services to Reading and Waterloo. Buses to and from the station pass Reflex every 13 minutes

Reflex is well placed within Bracknell in a central position within this prominent Thames Valley business district. Current tenants are Honda, Netgear, BioHorizons and The Knowledge Academy.



Retail

- 1 The Peel Centre
- 2 Waitrose
- 3 Marks & Spencer
- 4 Fenwick
- 5 The Lexicon Shopping Centre
- 6 Princess Square Shopping

Leisure

- 1 Double Tree by Hilton St Anne's Manor
- 2 The Coppid Beech Hotel
- 3 Travelodge
- 4 Ozone Ice Rink
- 5 The Gym
- 6 Odeon Bracknell

Occupiers

- 1 3M HQ
- 2 Honda
- 3 Panasonic
- 4 Waitrose HQ
- 5 Blue Yonder Inc.
- 6 Honeywell

By Road

M4 (Junction 10)	4 miles
M3 (Junction 3)	7 miles
Maidenhead	9 miles
Reading	11 miles
Heathrow Airport	21 miles
Central London	32 miles
Gatwick Airport	46 miles

By Rail

Reading	22 mins
Staines	26 mins
Feltham	33 mins
Maidenhead	36 mins
Guildford	48 mins
Clapham Junction	51 mins
Slough	50 mins
London Waterloo	62 mins
London Paddington	63 mins

REFLEX

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Owned and managed by CLS

TERMS

Asking rent £22.50 psf pax.

VIEWING

For additional information and/or to view this impressive office building contact the joint agents.



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