



MAXIS

BRACKNELL

MAXISBRACKNELL.COM

CAT A office space
First Floor 23,800 sq ft

RG12 1RT

Maxis comprises two high specification, fully glazed office buildings, providing excellent natural light and market leading sustainability credentials.



MAX YOUR BUSINESS >

MAX YOUR SPACE

MAX YOUR COMMUNITY

MAX YOUR CREDENTIALS

MAX YOUR BUSINESS

MAX YOUR FUTURE

Building specification



Ground floor café serving breakfast, lunch and snacks

Raised access floor

Floor to ceiling windows

Concierge reception team

Large welcoming reception area with breakout space

Suspended ceiling

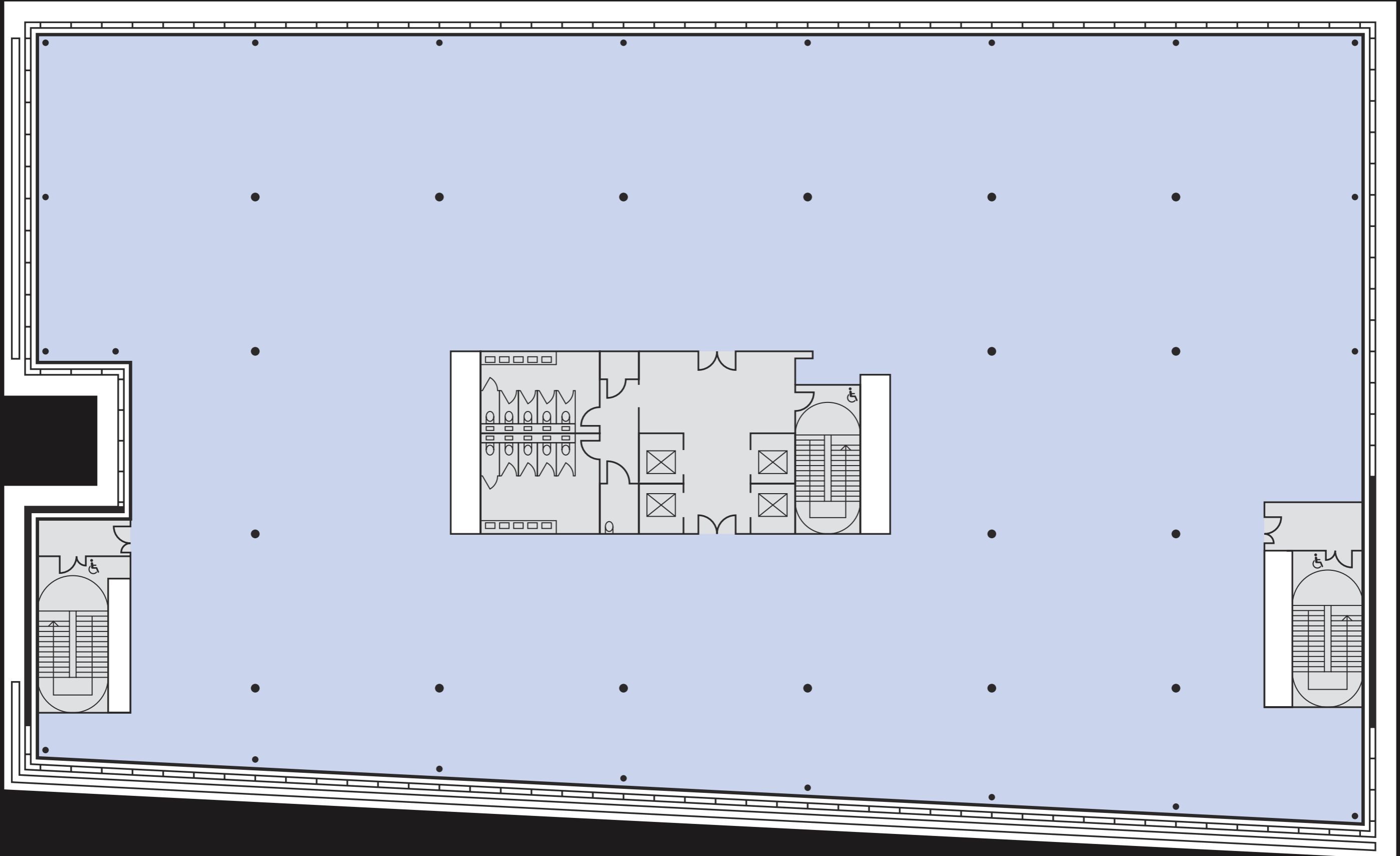
End of trip shower and bike locker facilities

Generous parking ratio of 1:198

VRF air conditioning



MAX YOUR SPACE >

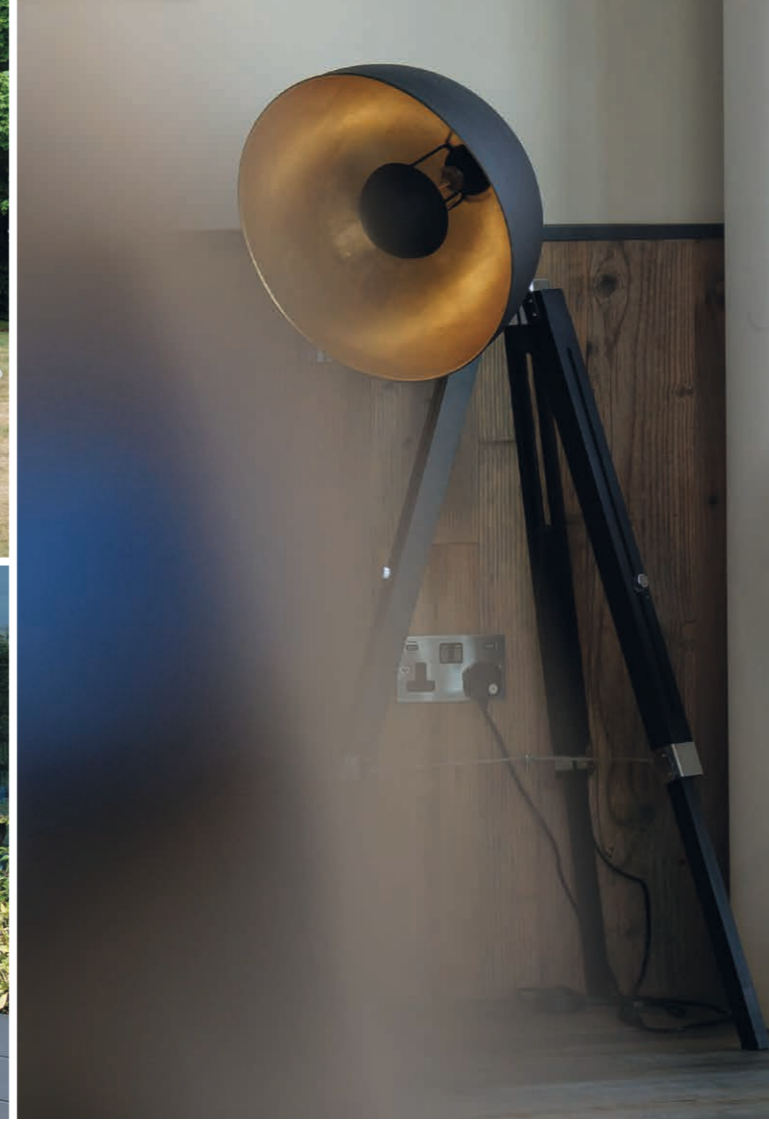


Space	Sq ft	Sq m	Parking spaces
First Floor	23,800	2,211	120



MAX YOUR COMMUNITY >

You can enjoy...



Free BBQs

Summer party

Christmas market

Christmas
wreath making

Regular food trucks

Pop-up shops

Weekly fitness
bootcamp

Food bank
donation station

Outside games

Bike doctor for
bike servicing

Pumpkin carving
at Halloween

Mental health
support events

Flower and hanging
basket events

Chair massages

Defibrillator training

Charity gift drives

CERTIFICATION >



BREEAM In Use 'Outstanding'
2024 target



EPC
'A'



ISO 14001 accredited
(Environmental Management System)

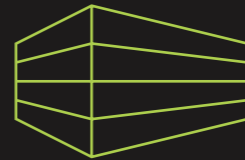
ENERGY >



100% renewable
electricity



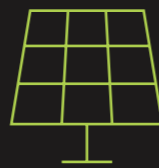
LED lighting
throughout



Highly efficient
mechanical plant



Smart
metering



74kW of rooftop solar PV with
further PV planned for 2024

TARGETS >



Net zero carbon by 2030
aligned to Science Based Targets



No gas usage
by end of 2024



MAX YOUR CREDENTIALS >



BIODIVERSITY >



Landscaping improvement programme



Pocket parks



Biodiverse green roofs

TRANSPORT >



Free cycle hire, changing and shower facilities



EV charging points



Free on demand taxi service to town centre and train station

ENVIRONMENT >



Live indoor air quality monitoring



No waste to landfill



On-site waste management including organic composting



Water efficient taps and WCs



MAX YOUR LOCATION

Bracknell

WAITROSE & PARTNERS
THE LEXICON

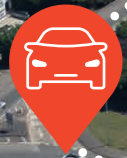
M&S
-FOOD-

Free on demand taxi service for occupiers to and from Bracknell town centre and train station
6 minutes

MAXIS 1

MAXIS 2

Farley Moor Lake



M3 J3
18 minutes

M4 J10
14 minutes

Bracknell town centre is just a short distance away with a broad selection of shops, restaurants and leisure.



WAITROSE
& PARTNERS

HOTEL
Chocolat.

M&S

Superdrug

next

FLYING TIGER
COPENHAGEN

Fenwick

GAIL'S

Morrisons

PRIMARK

Clarks

McDonald's

hollywood bowl

PANDORA

Nando's

THE BODY SHOP

OFFICE

Waterstone's

Premier Inn

SPORTS
DIRECT

H&M

Boots

GREGGS

COSTA
COFFEE

FATFACE

NEW
LOOK

FRIDAYS

Starbucks

GAME

cineworld



14 minutes to M4 Junction 10
18 minutes to M3 Junction 3



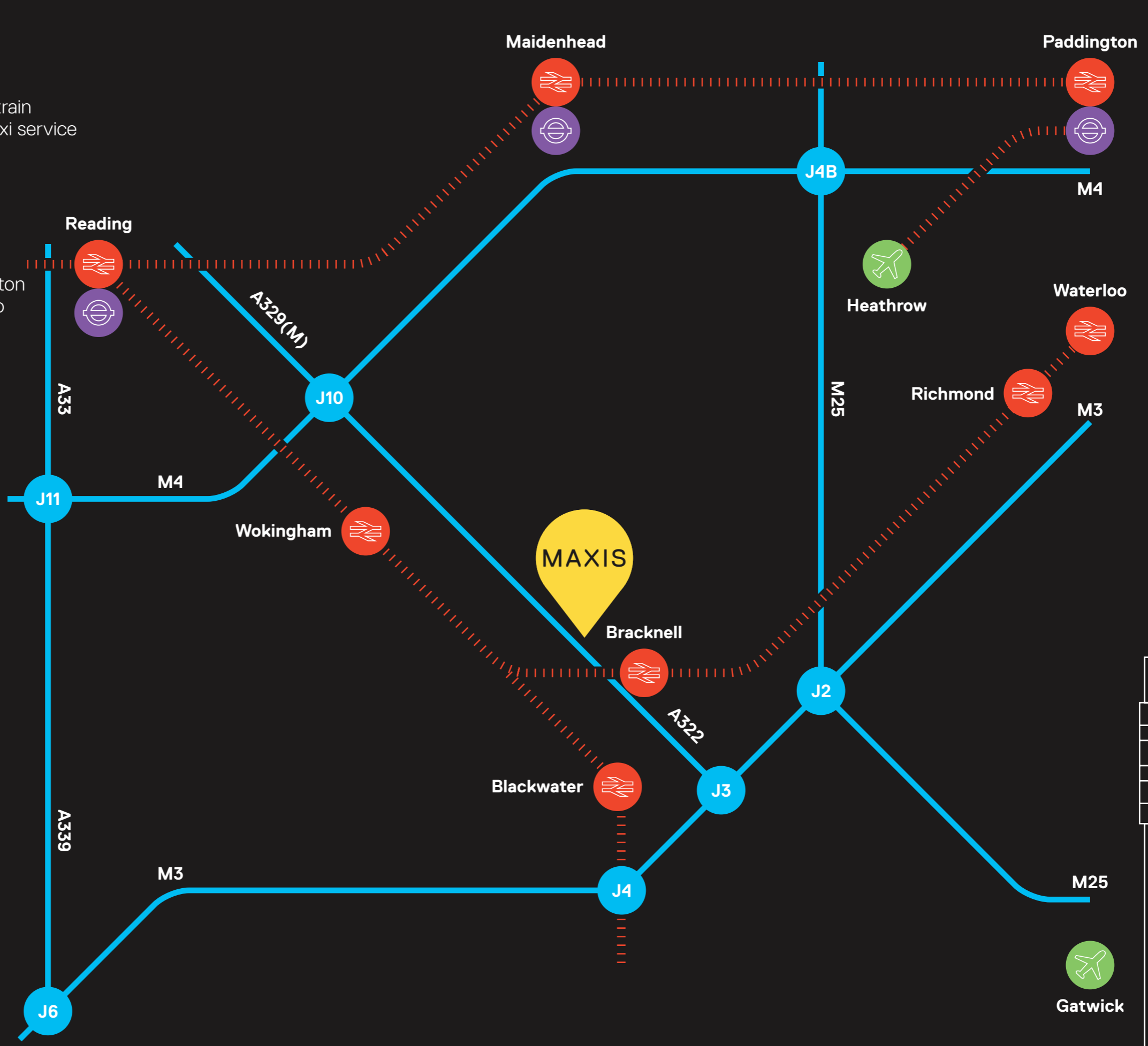
6 minutes to town centre and train station with free on demand taxi service



30 minutes drive to Heathrow
55 minutes drive to Gatwick

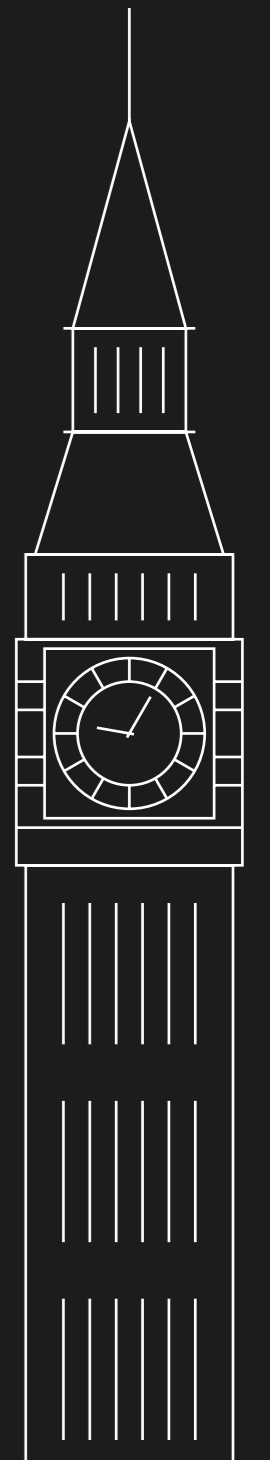
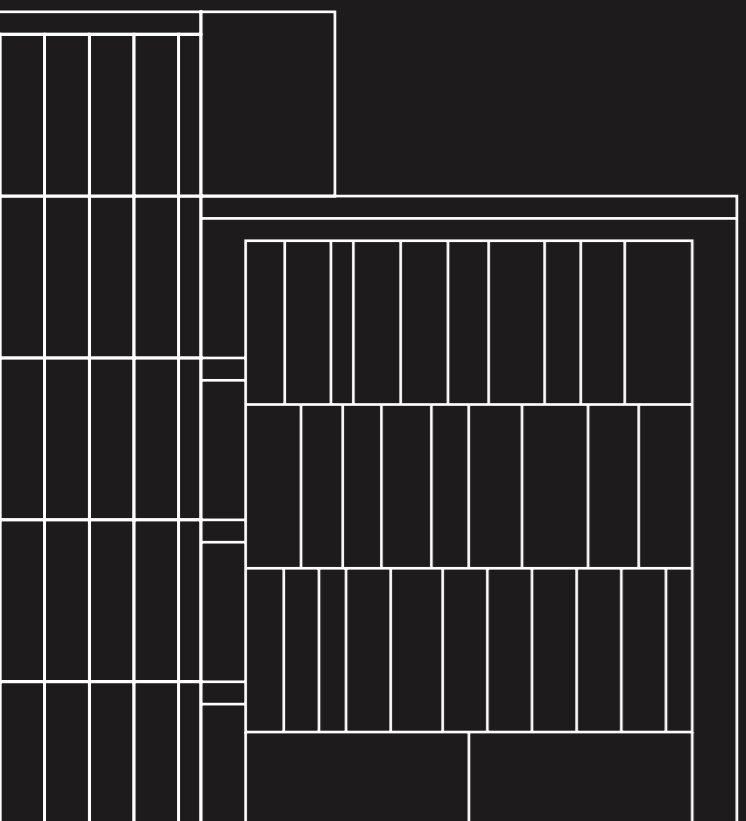


53 minutes to London Paddington
64 minutes to London Waterloo



RG12 1RT

W3W.CO///WIPED.RAFT.VIEW





MAX YOUR FUTURE >

CBRE

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HOCKLEY**

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