



# MAXIS

BRACKNELL

[MAXISBRACKNELL.COM](http://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

VRF air conditioning

End of trip shower  
and bike locker facilities

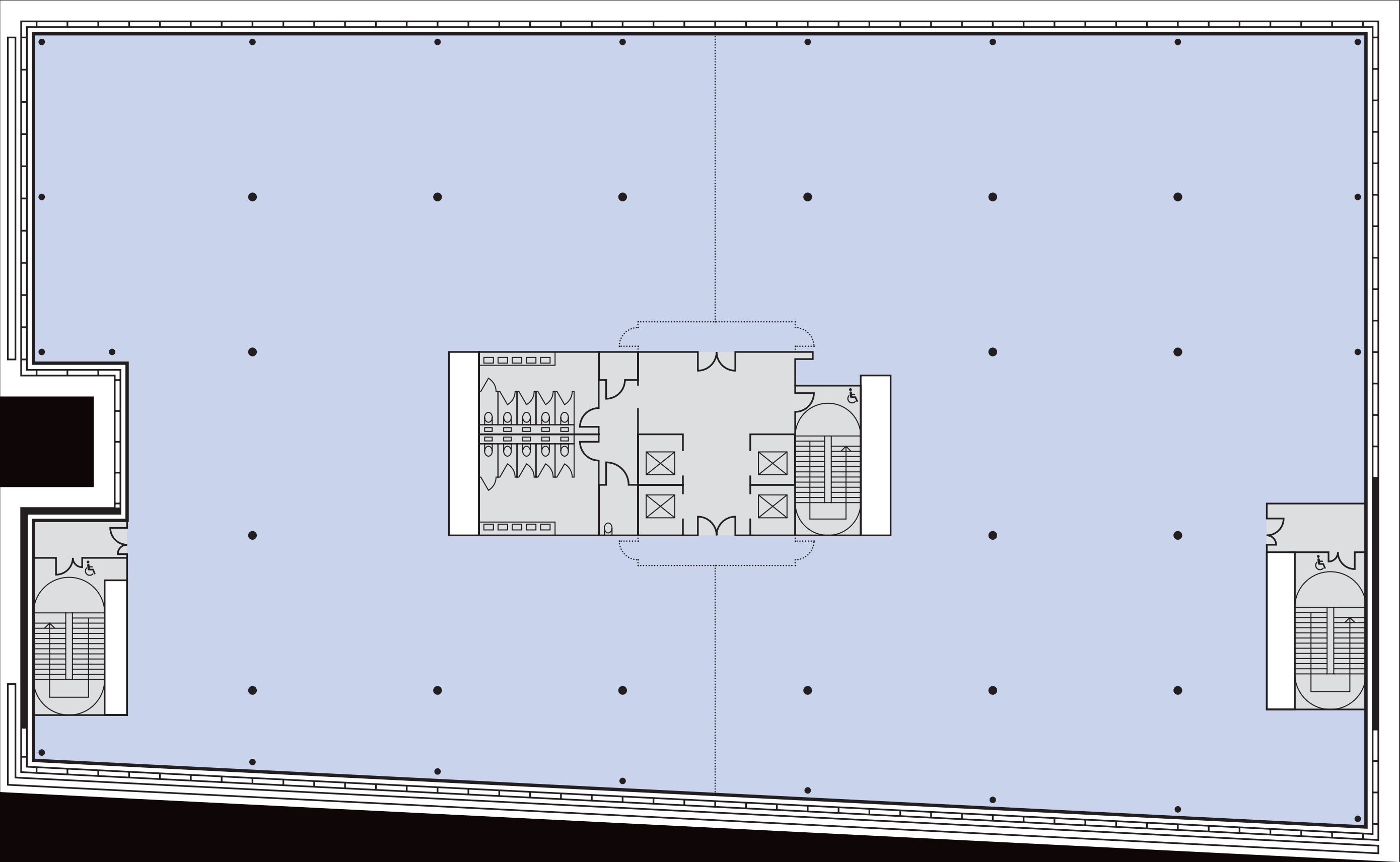
Generous parking  
ratio of 1:198



# MAX YOUR SPACE







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

Floor division for indicative purposes only



# FIRST FLOOR DESIGN CONCEPT – 212 DESKS



Visitor zone

212 desks (1400x800)

14 person boardroom

6 person meeting rooms x 6

5 person informal meeting rooms x 2

Flexible innovation hub

Touchdown x 26

Breakout x 63

Collaboration/informal meeting x 54

1–4 person phone/VC pods x 21

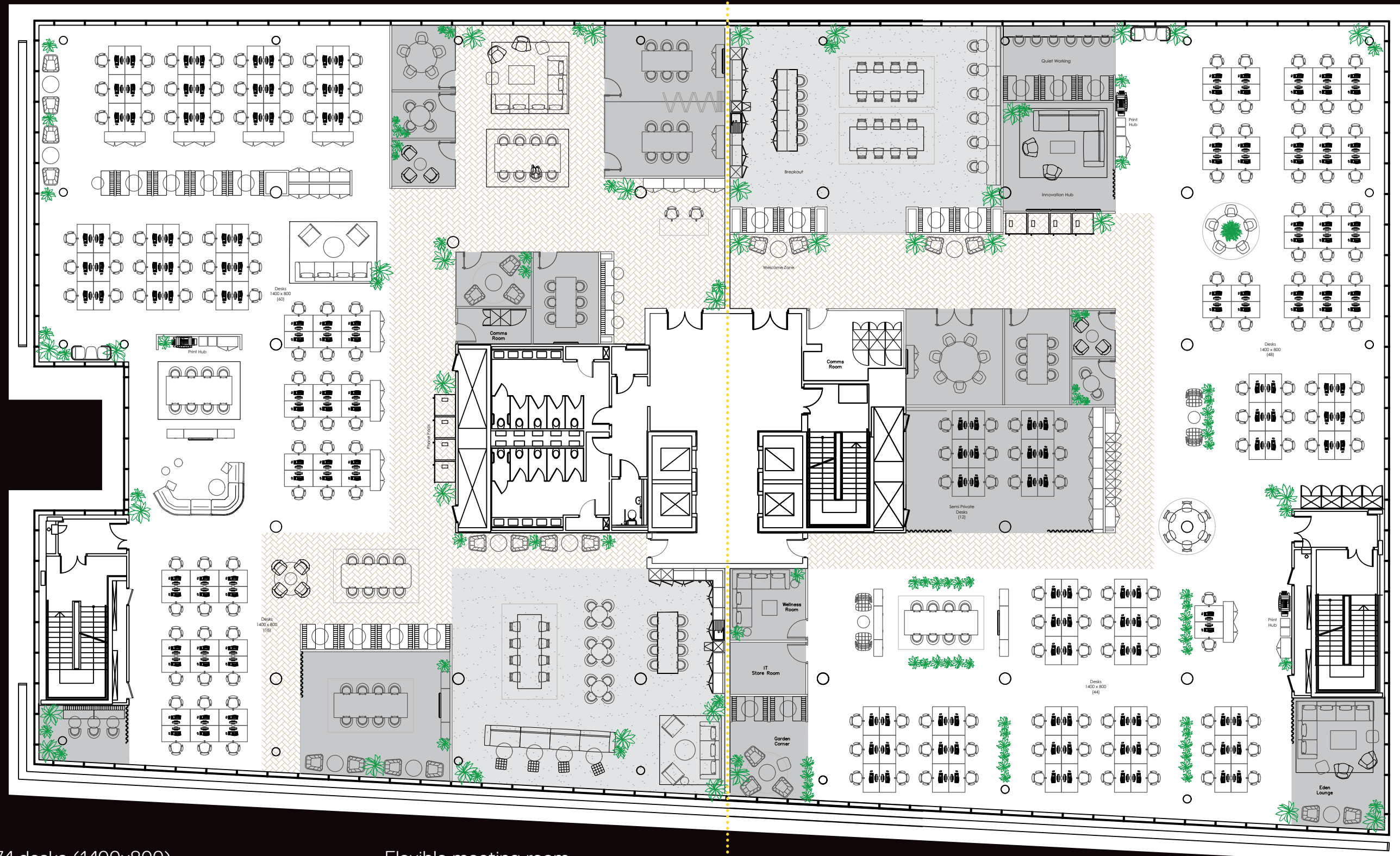
Comms room

IT/store room



## LEFT DEMISE DESIGN (11,056 SQ FT) – 74 DESKS

## RIGHT DEMISE DESIGN (11,913 SQ FT) – 90 DESKS



74 desks (1400x800)

Touchdown x 48

Breakout x 50

Collaboration/informal meeting x 54

Reception and visitor lounge

6 person meeting rooms x 3

Flexible meeting room

4 person meeting room

5 person meeting room

Informal 2/3 person meeting rooms x 2

Comms room

Phone pods x 4

90 desks (1400x800)

Touchdown x 37

Breakout x 48

Collaboration/informal meeting x 40

Welcome zone

6 person meeting room

7 person meeting room

Informal 2/3 person meeting rooms x 2

Comms room

Phone pods x 4



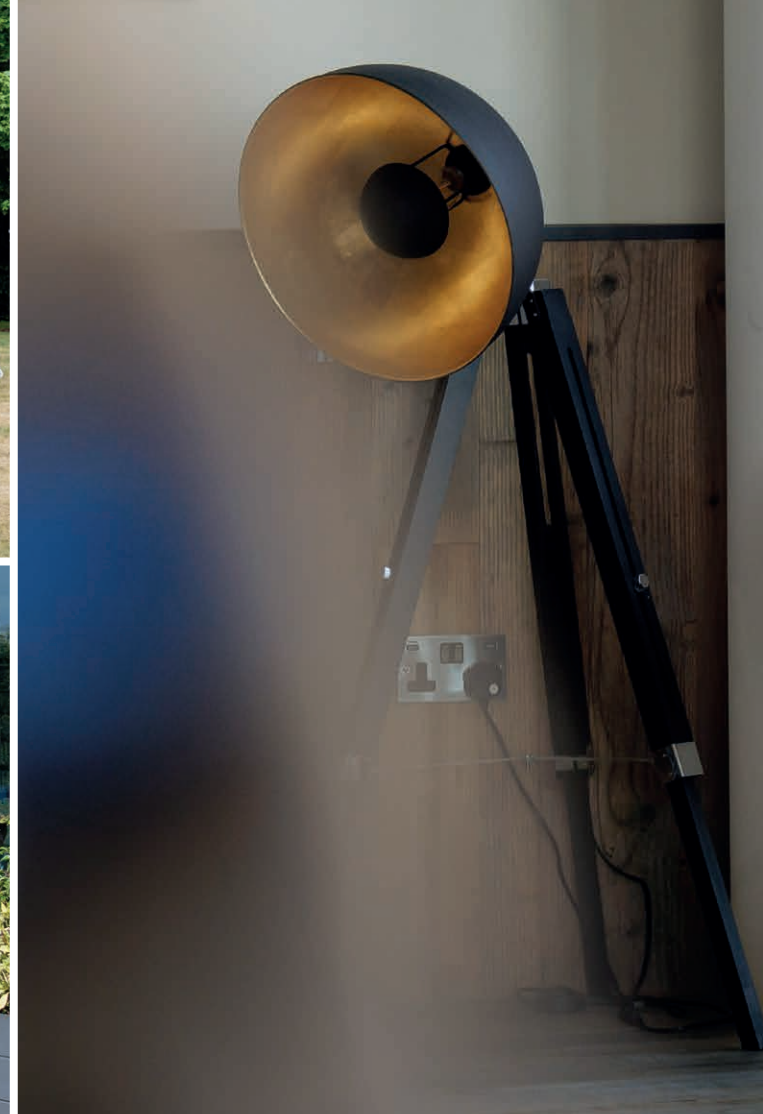


MAX YOUR COMMUNITY >





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)

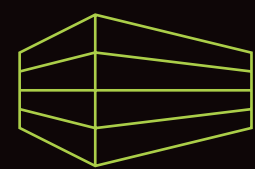
ENERGY >



100% renewable  
electricity



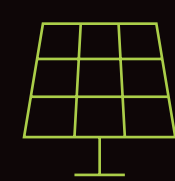
LED lighting  
throughout



Highly efficient  
mechanical plant



Smart  
metering



174kW of  
rooftop solar PV

TARGETS >



47% reduction in CO2  
emissions by 2030



Net zero carbon  
by 2050



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



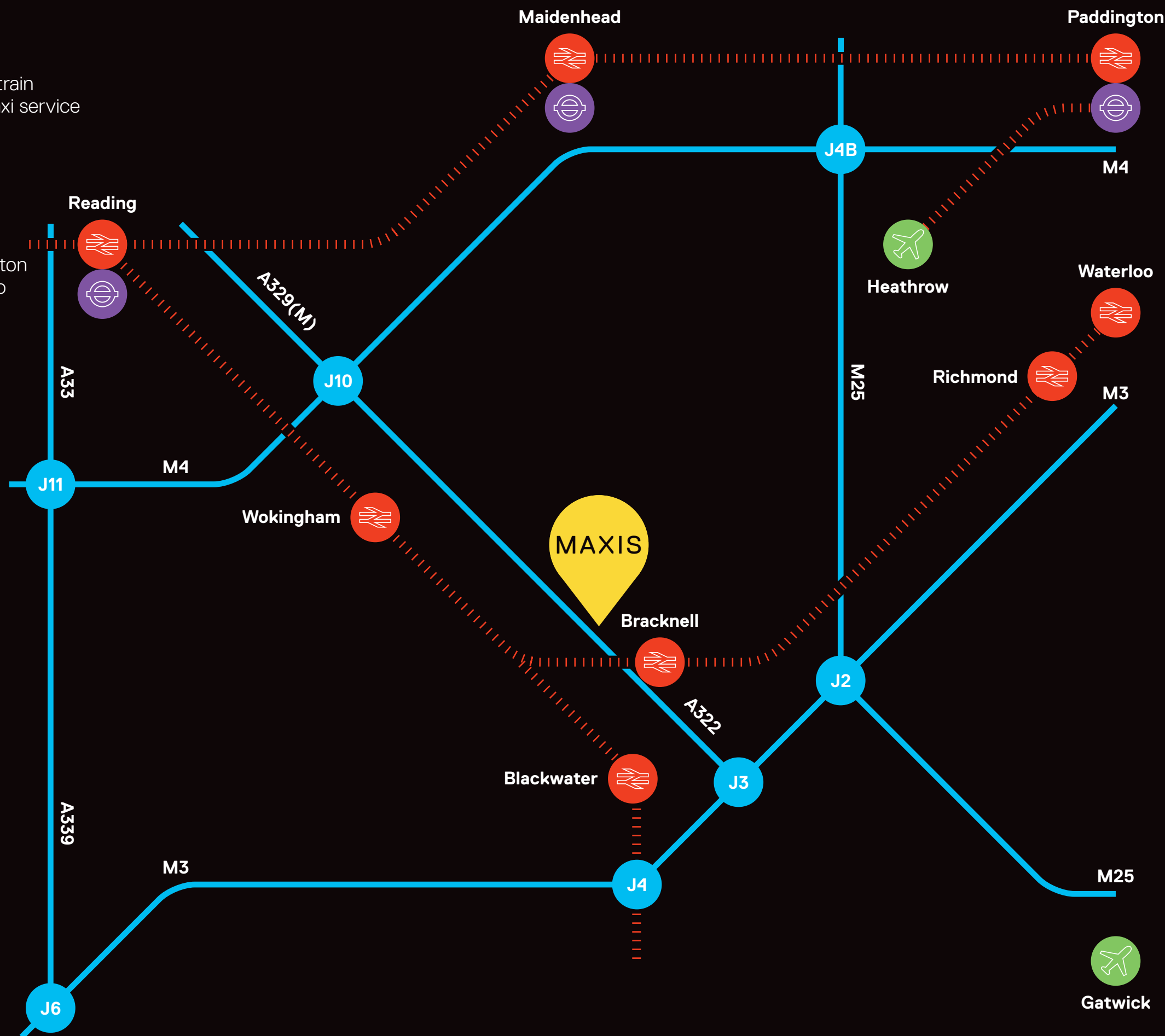
6 minutes to town centre and train station with free on demand taxi service



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





MAXYOURFUTURE>





**Jeremy Rodale**  
07766 780590  
jeremy.rodale@cbre.com

**Jessica Bodie**  
07500 977451  
jessica.bodie@cbre.com

**Dom Clarke**  
07766 721036  
dom.clarke@cbre.com



**Rhodri Shaw**  
07768 448211  
rhodri.shaw@hollishockley.co.uk

**Elizabeth Gray**  
07712 815268  
elizabeth.gray@hollishockley.co.uk



**Chris Stevens**  
chris.stevens@frasersproperty.com

Misrepresentation Act 1967: At the time of printing the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. April 2024. Designed by cream-design.co.uk