



MAXIS

BRACKNELL

MAXISBRACKNELL.COM

CAT A office space

First Floor
3,663 sq ft to 15,061 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



Two on-site cafés:
Maxis 1 and 2

Large welcoming reception area
with breakout space

Raised access floor

Suspended ceiling

VRF air conditioning

Floor to ceiling
windows

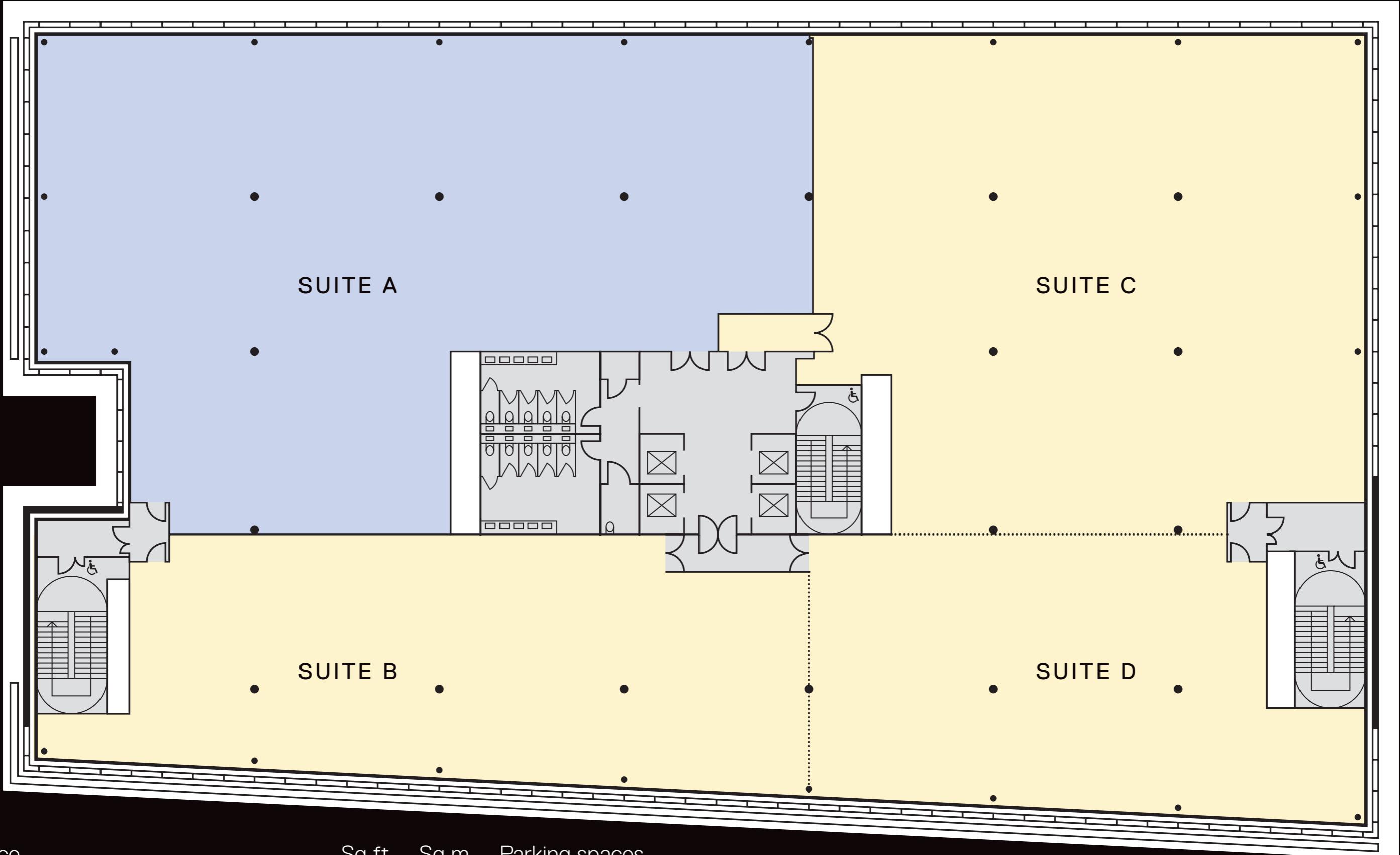
End of trip shower
and bike locker facilities

Concierge
reception team

Generous parking
ratio of 1:198

MAX YOUR SPACE!





Space	Sq ft	Sq m	Parking spaces	Let
Suite A				
Suite B	4,412	410	20	
Suite C				
Suite D	3,663	340	20	

Floor divisions for indicative purposes only.
Remaining space can be taken as a whole, half or individual suite.



MAX YOUR COMMUNITY!



You can enjoy...



Caffè Kix

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



Butler & Walrus

MAX YOUR CREDENTIALS

CERTIFICATION >



BREEAM
'Excellent'

EPC
'A'



ISO 14001 accredited
(Environmental Management System)

ENERGY >



100% renewable
electricity



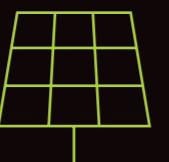
Fully electric buildings,
no gas



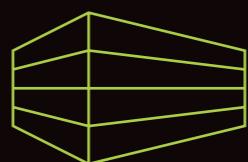
LED lighting
throughout



Smart
metering



174kW of
rooftop solar PV

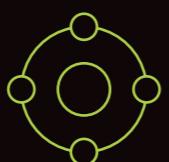


Highly efficient
mechanical plant

TARGETS >



47% reduction in CO2
emissions by 2030



Net zero carbon
by 2050





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

Maxis is easy to get to. You'll enjoy a congestion free commute with excellent parking.

5 minute drive to town centre, Lexicon and train station

14 minutes from M4
18 minutes from M3

Regular bus services including:

- Free Maxis shuttle bus
- Free Bracknell BID Bus
- Lion 4a
- 194 / X94
- 703



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

M

hollywood bowl

PANDORA

Nando's

**THE
BODY
SHOP**

OFFICE

W
Waterstone's

Premier Inn

**SPORTS
DIRECT**

H&M

Boots

GREGGS

COSTA
COFFEE

FATFACE

**NEW
LOOK**

FRIDAYS



GAME

cineworld



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



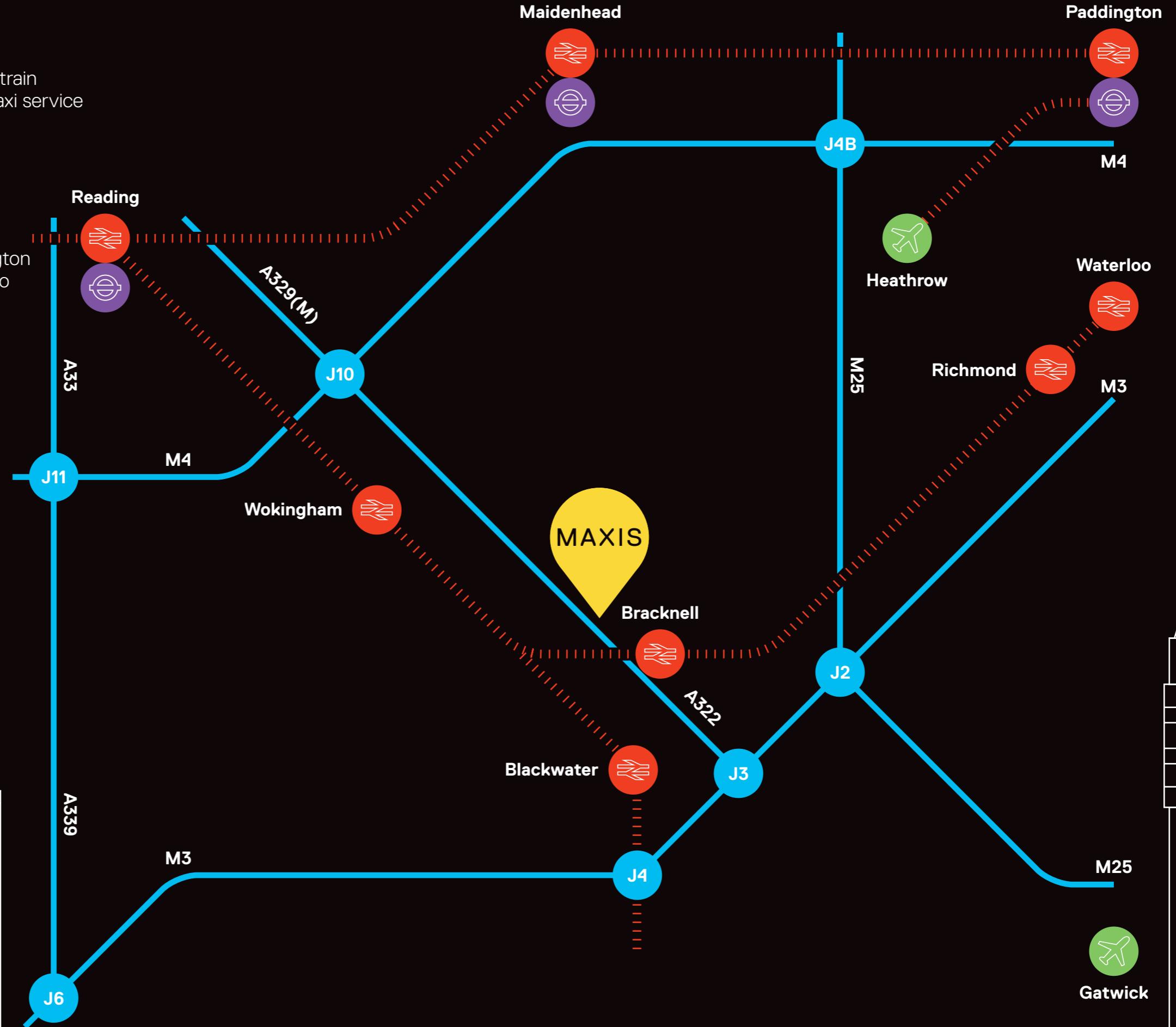
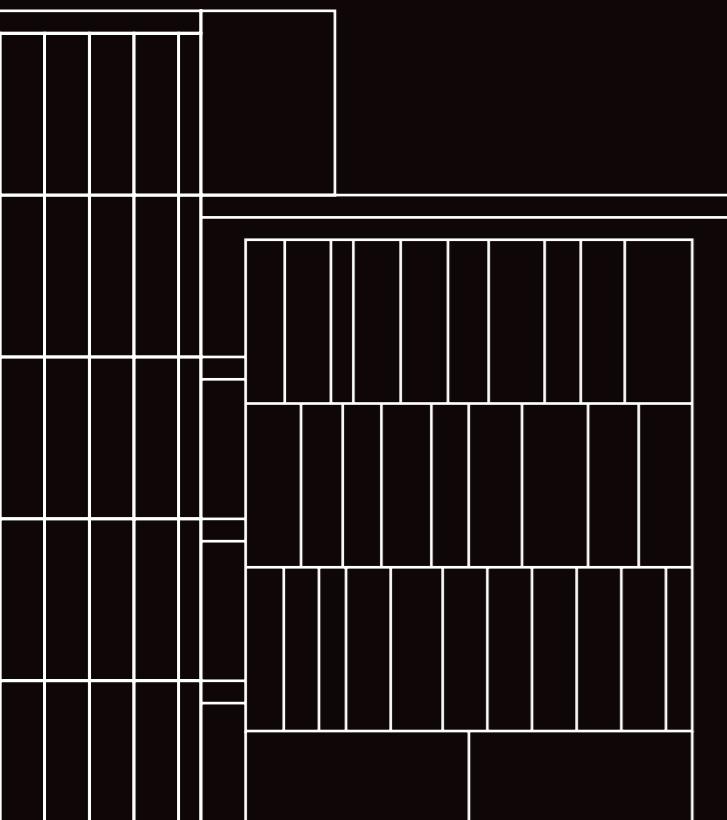
6 minutes to town centre and train station with free on demand taxi service



30 minutes drive to Heathrow
55 minutes drive to Gatwick



53 minutes to London Paddington
64 minutes to London Waterloo





MAXIS2



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