



MAXIS

BRACKNELL

[MAXISBRACKNELL.COM](https://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 >

MAXYOURSPACE

MAXYOURCOMMUNITY

MAXYOURCREDENTIALS

MAXYOURBUSINESS

MAXYOURFUTURE

Building specification



Two on-site cafés:
Maxis 1 and 2

Raised access floor

Floor to ceiling
windows

Concierge
reception team

Large welcoming reception area
with breakout space

Suspended ceiling

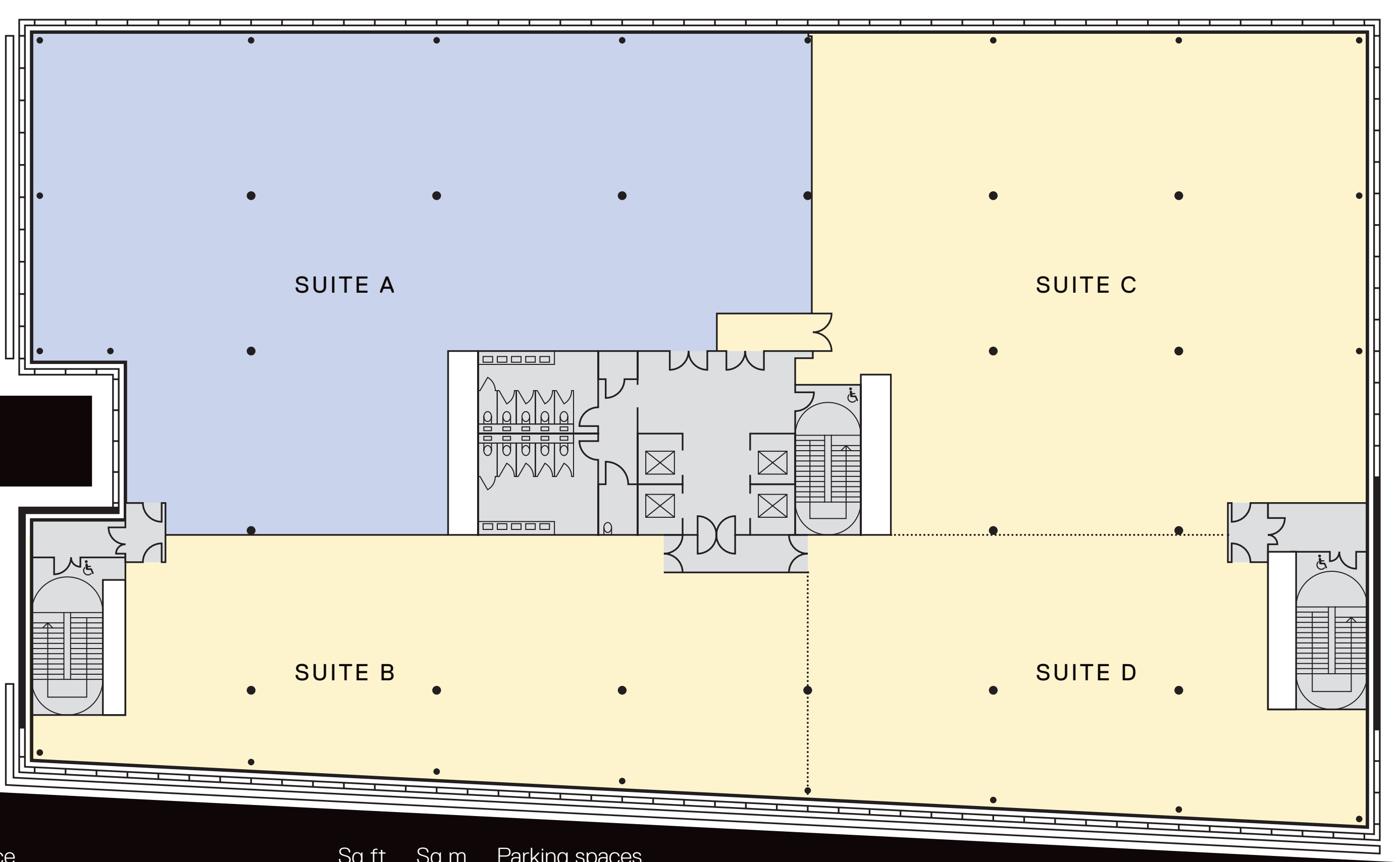
VRF air conditioning

End of trip shower
and bike locker facilities

Generous parking
ratio of 1:198

MAX YOUR SPACE





Space	Sq ft	Sq m	Parking spaces
Suite A			Let
Suite B	4,412	410	20
Suite C	6,986	649	40
Suite D	3,663	340	20

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



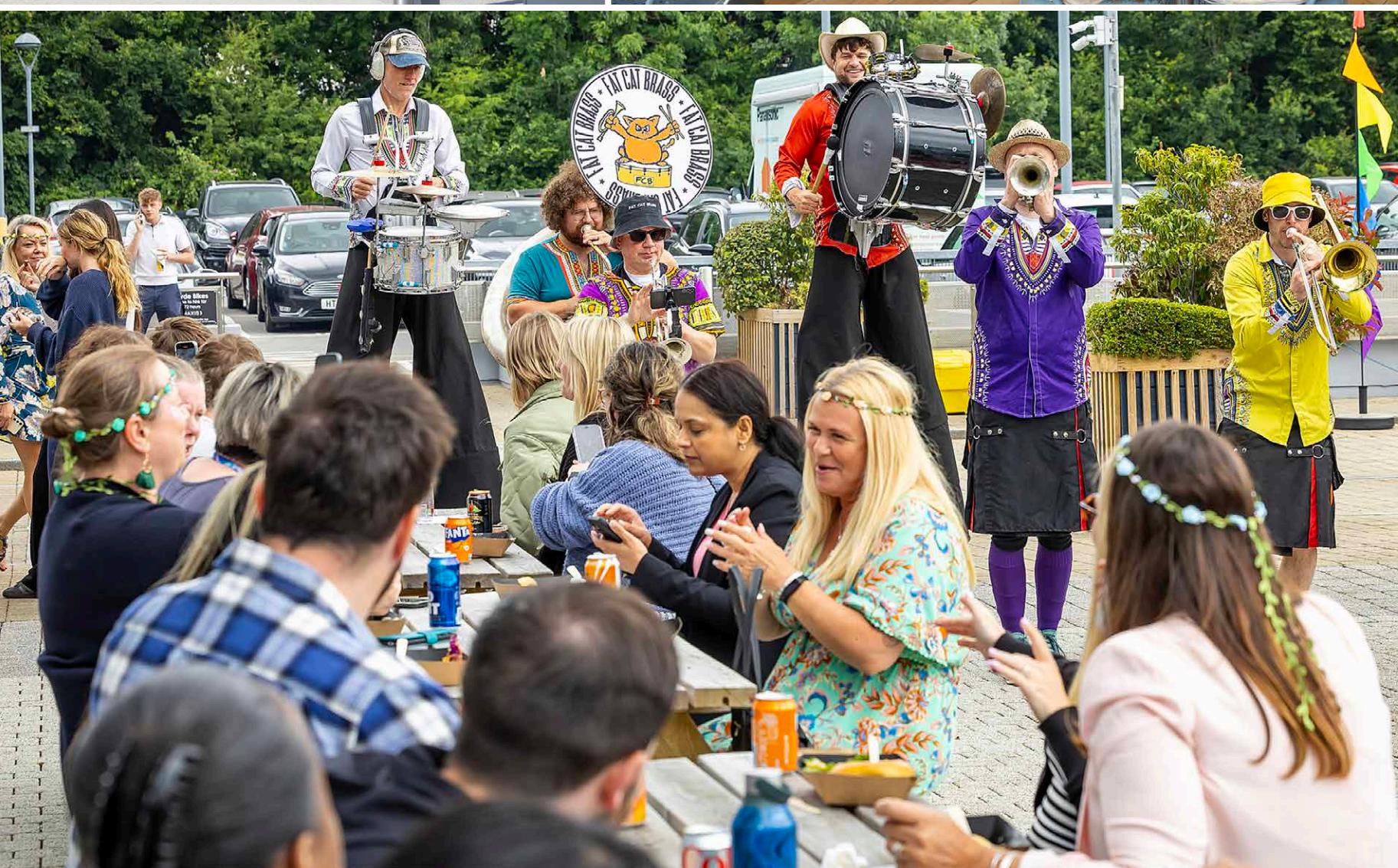
MAX YOUR COMMUNITY >



You can enjoy...



Caffè Kix



Butler & Walrus

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
'Excellent'



EPC
'A'



ISO 14001 accredited
(Environmental Management System)

ENERGY >



100% renewable
electricity



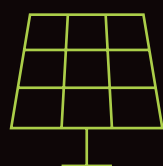
Fully electric buildings,
no gas



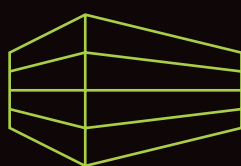
LED lighting
throughout



Smart
metering



174kW of
rooftop solar PV



Highly efficient
mechanical plant

TARGETS >



47% reduction in CO2
emissions by 2030



Net zero carbon
by 2050



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 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



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



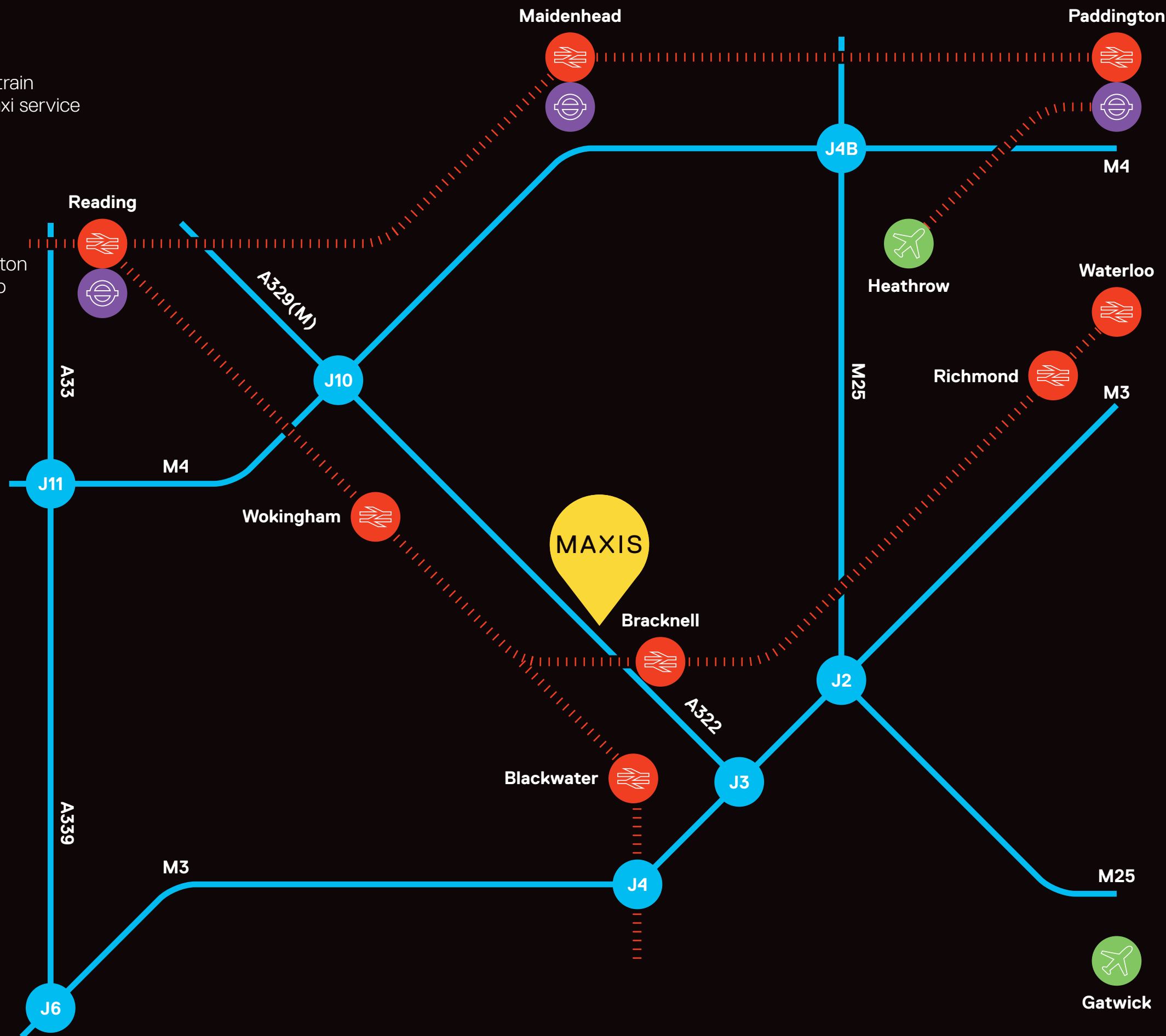
6 minutes to town centre and train station with free on demand taxi service



30 minutes drive to Heathrow
55 minutes drive to Gatwick



53 minutes to London Paddington
64 minutes to London Waterloo



RG12 1RT

W3W.CO///WIPED.RAFT.VIEW



MAXYOURFUTURE>



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