



the Courtyard

A new development of
12 office buildings in Bracknell
from 1,650 to 3,250 sq ft

the Courtyard

Comfortable
working conditions
throughout the year
without the need for
air conditioning

The Courtyard consists of 12 open plan office buildings on two floors set in a landscaped environment surrounded by mature Oak trees.

The offices have been designed for minimum lifecycle costs, and can provide comfortable working conditions throughout the year without the need for air conditioning.

Traditional heavy construction allows column free interiors that are configured for both open plan and cellular office layouts, also allowing the possibility of sub-letting floors.

Column free interiors that are
configured for both open plan
and cellular office layouts

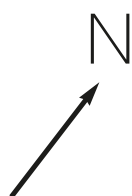




Ground floor plan (not to scale)

Key

- Office area
- Terrace
- Core
- Car parking
- Road
- Unit



Accommodation

A feeling of space

Floor areas indicate the net sizes of offices, but accommodation schedules can only give part of the story – offering little idea of the feeling of spaciousness that can only be experienced within a building. The generous proportions, open layout, and full height windows at the Courtyard combine to uplift the spirit of all who enter them.

Schedule of areas (see plan)

Unit	Ground floor net internal area (sq ft)	First floor net internal area (sq ft)	Total net internal area (sq ft)	Total net internal area (sq m)	Car spaces
1	1,669	1,570	3,239	301	12
2	814	881	1,695	157	6
3	1,371	1,230	2,601	242	9
4	1,374	1,230	2,604	242	9
5	788	882	1,670	155	6
6	798	880	1,678	156	6
7	794	880	1,674	156	6
8	847	793	1,640	152	6
9	1,299	1,201	2,500	232	10
10	854	797	1,651	153	6
11	1,511	1,448	2,959	275	12
12	1,381	1,256	2,637	245	11
Total	13,500	13,048	26,548	2,466	99

Lifecycle costs

Every effort has been made to provide individual, pleasant working environments that minimise both running costs and depreciation.

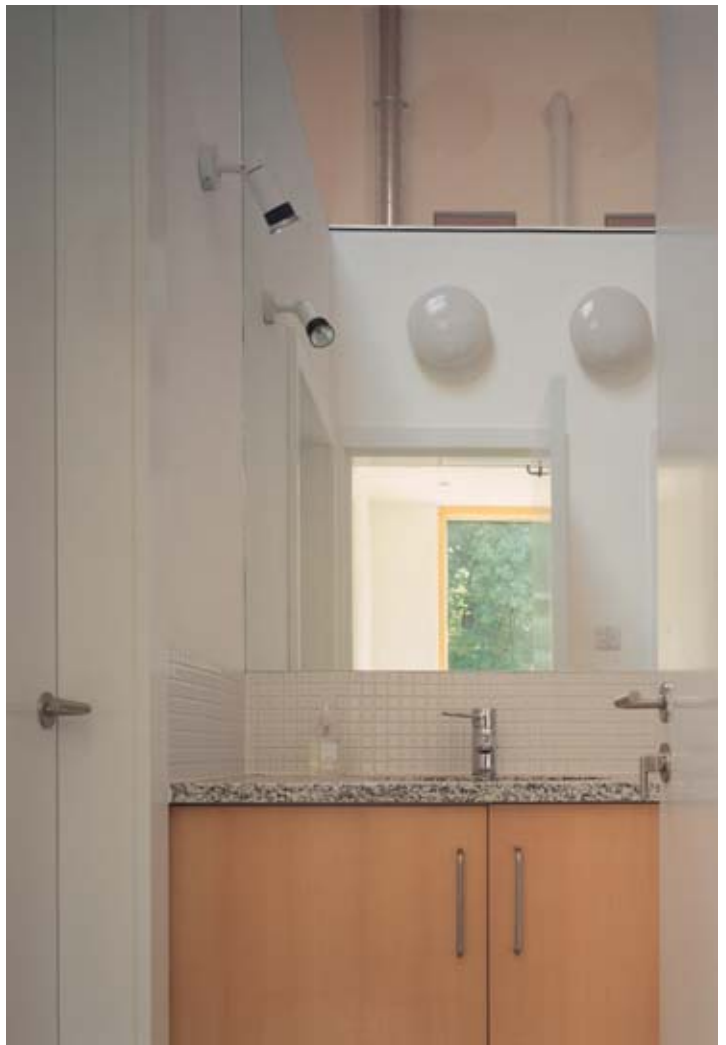
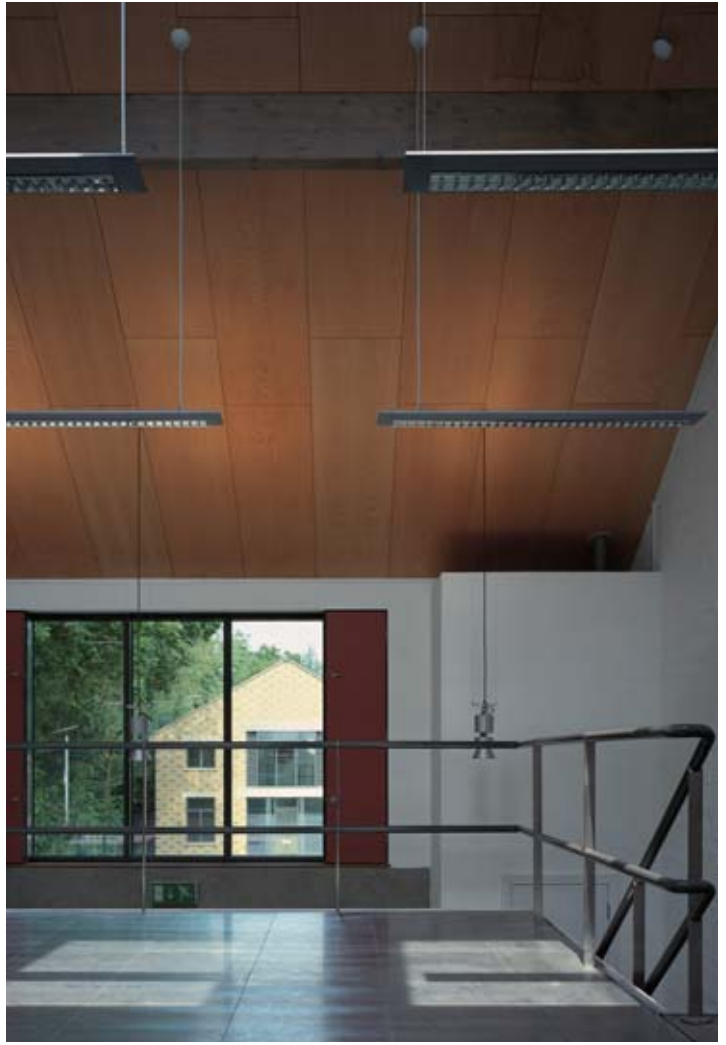
Passive rather than active means are used to temper the internal environment, harnessing natural light and ventilation to give the individual occupant as much control as possible.

Walls are built of engineering bricks to increase thermal mass, but this will also help reduce maintenance, and provide a feeling of solidity rarely experienced in offices.

Finally, the Courtyard has been designed for a long life aesthetically, as well as structurally: contemporary features that will date the buildings have been avoided, and where practical, materials have been specified that will mature rather than deteriorate with age.

www.reedspace.com
for further details.





Buildings available to buy freehold, or lease on flexible terms

Specification

- Opening double glazed windows with low E glass
- Secure aluminium louvres provide night time cooling in the Summer
- Category 2 lighting with automatic daylight sensors
- Tested by Building Research Establishment to meet British Council of Offices benchmark for naturally ventilated buildings
- Gas fired tubular radiator heating
- Flexible on site infrastructure for IT and telecoms
- 150mm raised access floors throughout
- 3 phase electricity supply to all units
- Movement detection security system
- Fire detection systems on larger units
- Generous ceiling heights throughout with beech finish on first floor
- Fully fitted beech finish kitchens including Miele fridge and dishwasher
- Luxury toilets with granite top surfaces
- Fully glazed double height entrances
- One car parking space to every 25 sq m net



Located at the heart of the 'Golden Triangle' and it's motorway network

Road travel

M4 (Junction 10) 5.5 miles

M3 (Junction 3) 6 miles

M25 12 miles

Rail travel

Bracknell - Waterloo

53 minutes

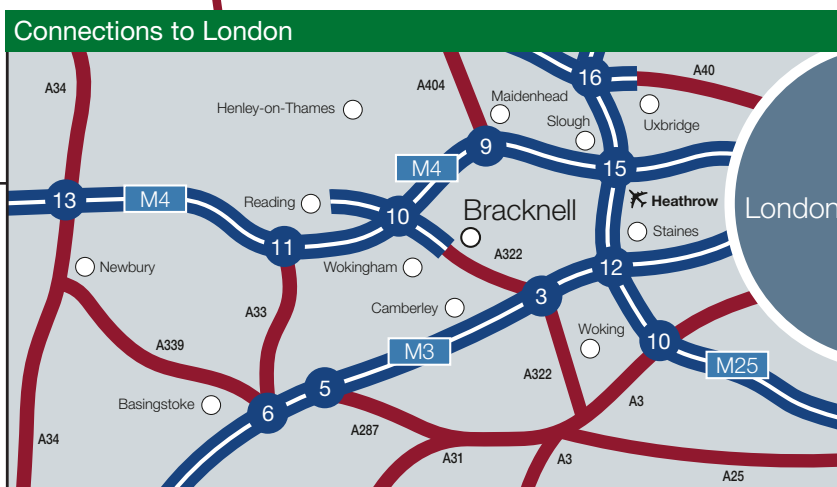
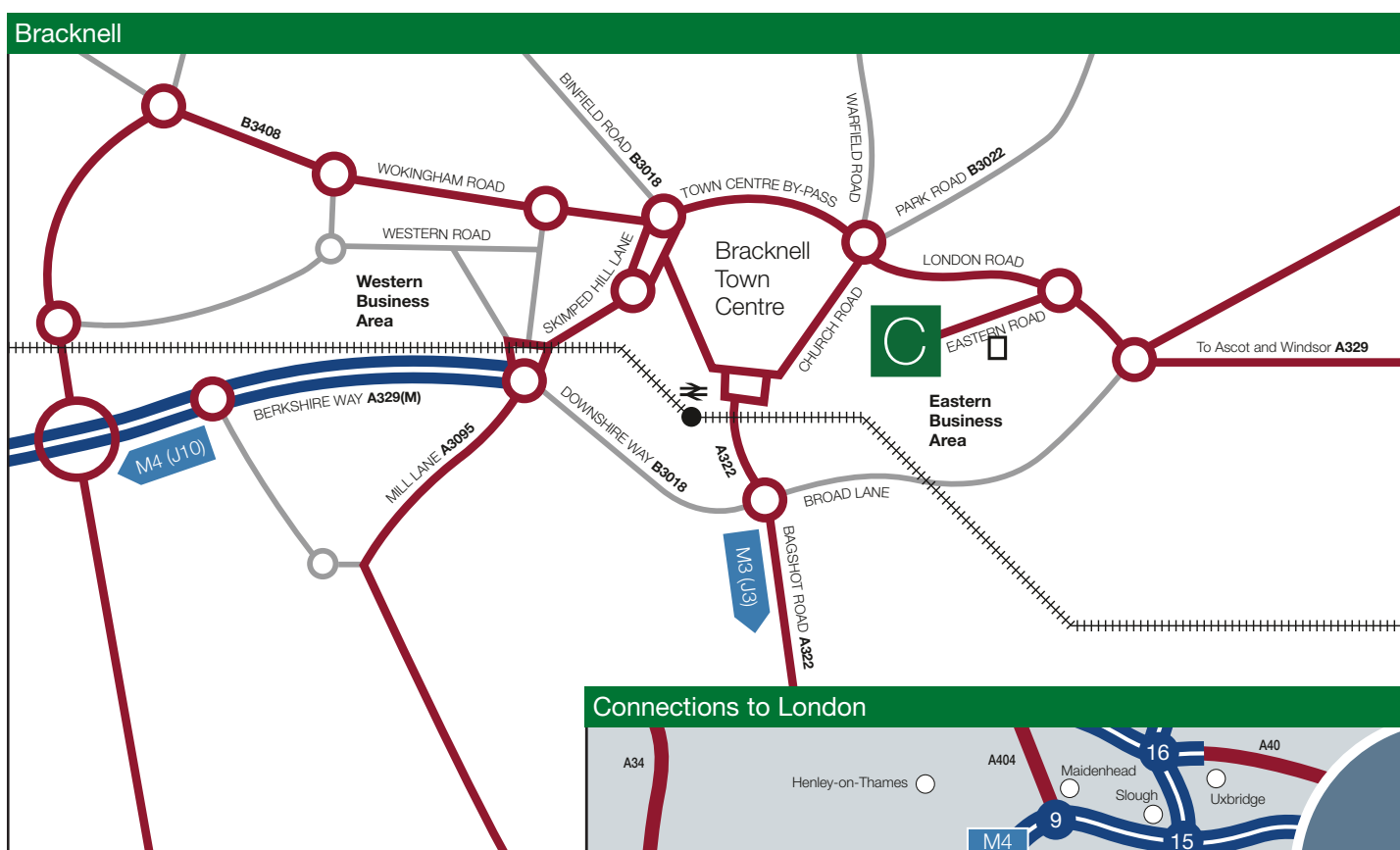
Bracknell - Reading

15 minutes

Air travel

Heathrow 20 miles

Gatwick 40 miles



a reedspace project

Misrepresentation Act 1967

Reedspace Ltd gives notice for itself and its agents that (1) the particulars are set out as a general outline only for the guidance of intended purchasers/lessees and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser/lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Reedspace Ltd or its letting agents has any authority to make or give any representation or warranty whatever in relation to these properties.

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 3
The Courtyard
Eastern Road
BRACKNELL
RG12 2XB

Certificate Reference Number:
0154-3042-0212-0100-4001

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	37	If newly built
Total useful floor area (m ²):	250	73	If typical of the existing stock
Building complexity (NOS level):	3		

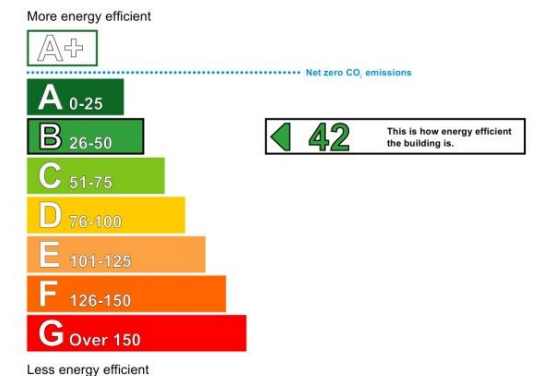
Energy Performance Certificate HM Government
Non-Domestic Building

Unit 7
The Courtyard
Eastern Road
BRACKNELL
RG12 2XB

Certificate Reference Number:
9645-3021-0299-0800-4495

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	25	If newly built
Total useful floor area (m ²):	180	67	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO ₂ /m ²):	25		

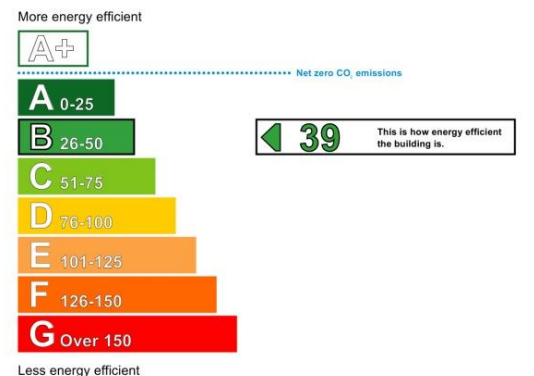
Energy Performance Certificate HM Government
Non-Domestic Building

Unit 12
The Courtyard, Eastern Road
BRACKNELL
RG12 2XB

Certificate Reference Number:
0910-3974-0399-5400-7000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	26	If newly built
Total useful floor area (m ²):	288	68	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO ₂ /m ²):	24.62		