ONE+THREE

ARLINGTON SQUARE ▪ BRACKNELL ▪ RG12 1WA

Highly flexible newly refurbished Grade A workspaces enhanced by exceptional shared amenities

Suites ranging from 2,300 to 11,000 sq ft

STRENGTH iN NUMBERS

ONE
Fully fitted or open plan inspiring environments to help boost creativity & collaboration, and empower workspace culture
THREE
Stylish and modern plug & play suites or conventional open plan space for teams of all sizes
BCO AWARDS 2026 WINNER
PROJECTS UP TO 2,500M² NET
SOUTH OF ENGLAND & SOUTH WALES
DISCOVER WHY IT WON →
MORE AMENITIES ▪ MORE FLEXIBILITY ▪ MORE CHOICE

ONE

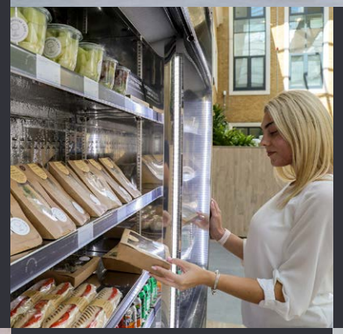
THREE

Exceptional shared amenities available across both buildings

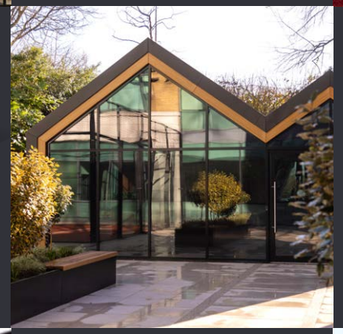
Treehouse Café offering all day hot & cold food, coffee and snacks

Padel court and gym/yoga studio

Shared amenity hub with breakout and relaxation areas



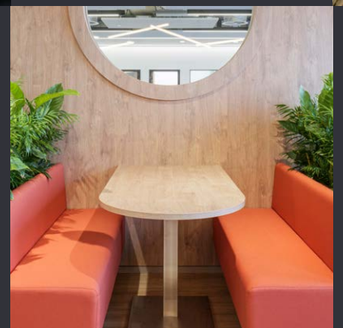
Padel court



Cycle racks

Casual seating, social areas, and landscaped courtyard seating

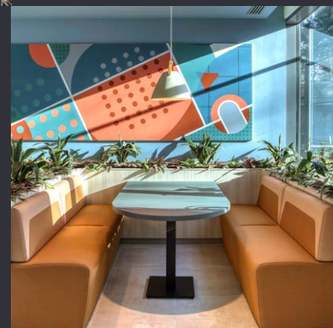
Dedicated meeting rooms, pods and booths



EV charging points

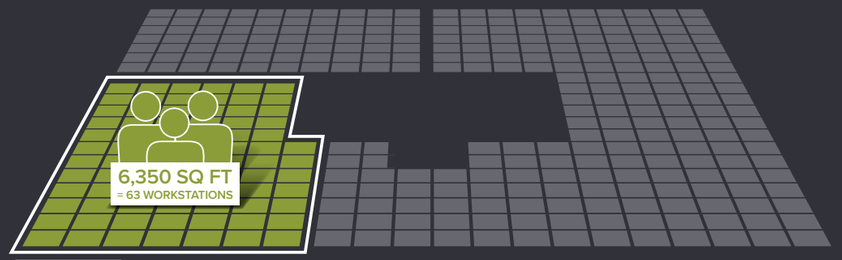
Shower facilities

Training and presentation spaces



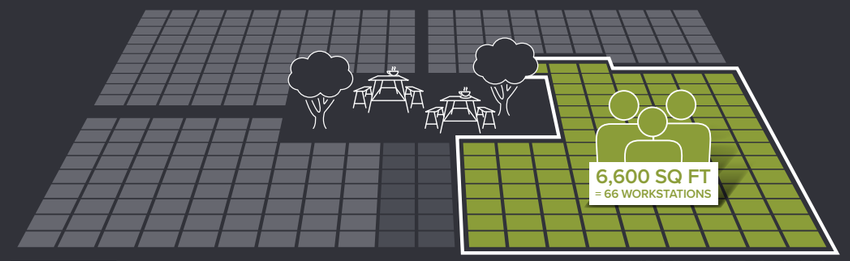
ONE

FIRST FLOOR



6,350 SQ FT

GROUND FLOOR

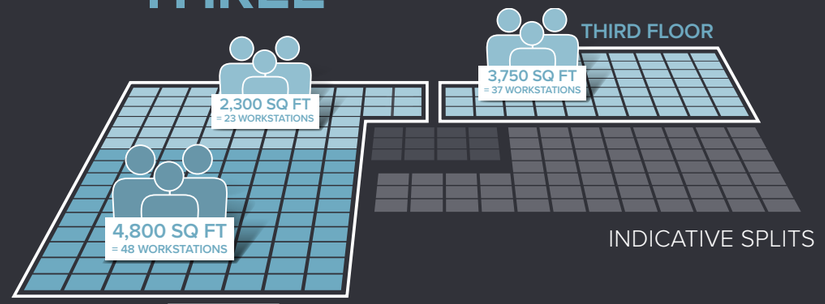


6,600 SQ FT

INDICATIVE SPLITS

THREE

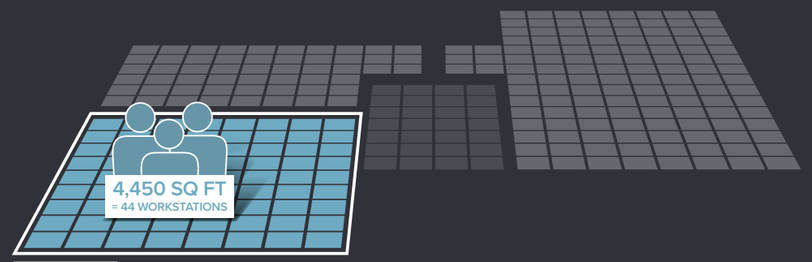
THIRD FLOOR



INDICATIVE SPLITS

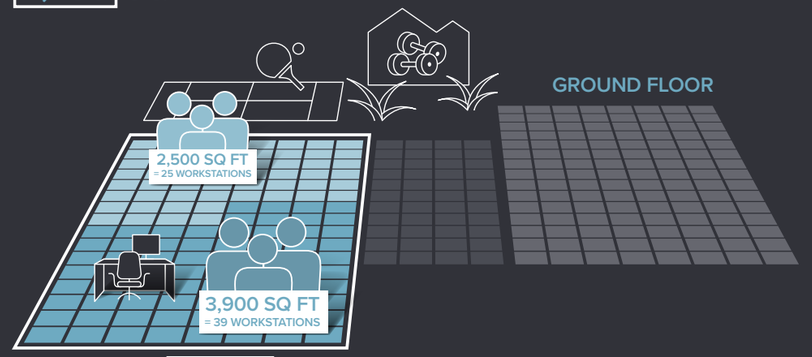
2,300 TO 11,000 SQ FT

FIRST FLOOR



4,450 SQ FT

GROUND FLOOR



2,500 TO 6,400 SQ FT

ONE + THREE = MORE FLEXIBILITY

Whatever the size of your business, we can create the ideal space.

Our large, flexible floor plates can be split into suites from 2,300 sq ft to 11,000, with plug & play options.

Scan or click the QR code to use our calculator to estimate your space requirements.

CALCULATE YOUR SPACE

FOR DETAILED PLANS VISIT THE WEBSITE

NUMBER OF WORKSTATIONS

Based on 1:100 sq ft per person occupational density

PLUG & PLAY FITTED SPACE OPTIONS

ONE=

ONE offers a diverse range of exceptional Grade A space featuring fully fitted and furnished suites and refurbished open plan offices.

At the heart of the building is the impressive shared amenities hub with the Treehouse Café and its varied breakout and relaxation areas, all built within a new atrium space that brought an original outdoor courtyard inside for year round use.

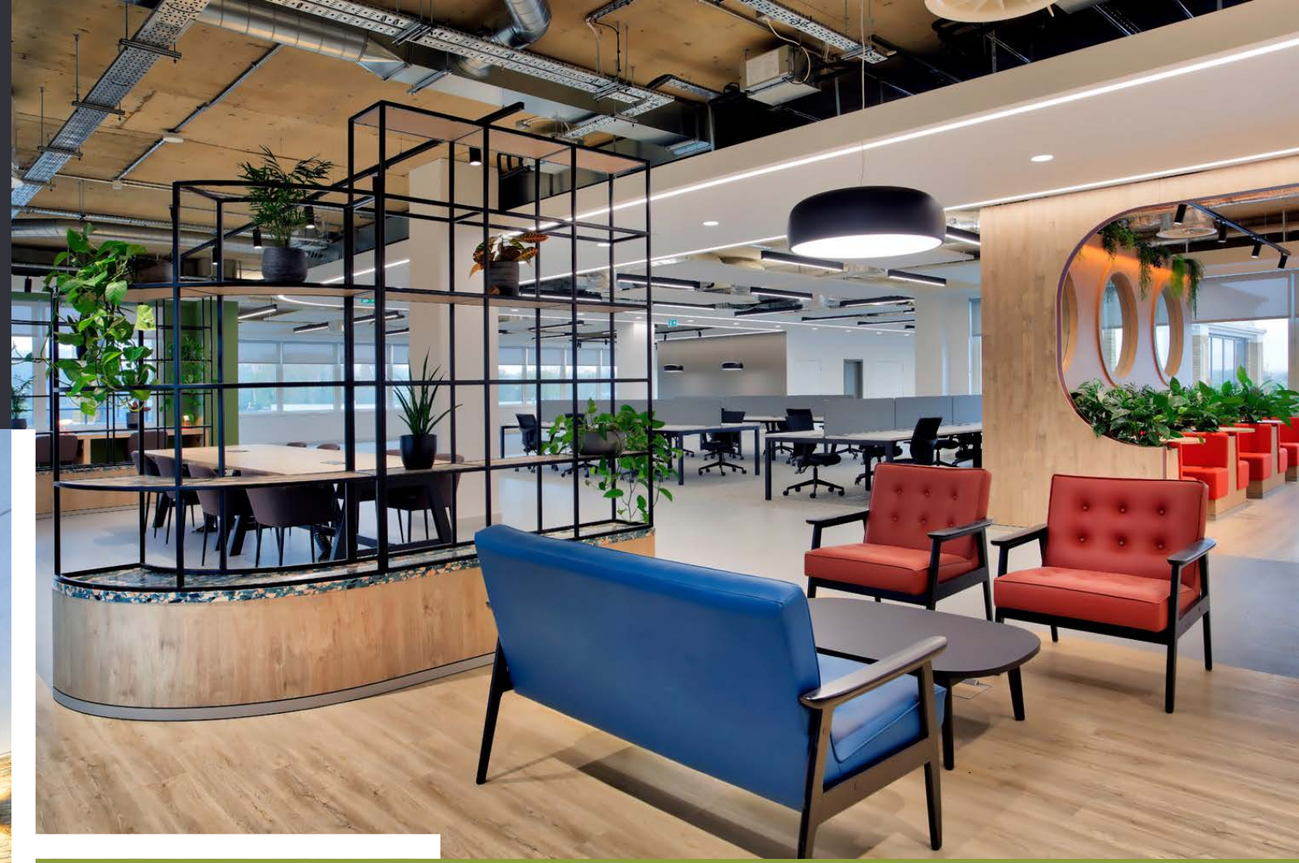


Photo shows third floor fitted suite. Ground floor will be of a similar specification.

At ONE, office suites of 6,350 sq ft (first floor) and 6,600 sq ft (ground floor) are available, with fully fitted, plug and play options.

Strong ESG credentials

Excellent parking ratio 1:226 sq ft

Full access raised floors

LED lighting

Exposed ceilings

3.1m floor to ceiling height

New air conditioning

Passenger lifts

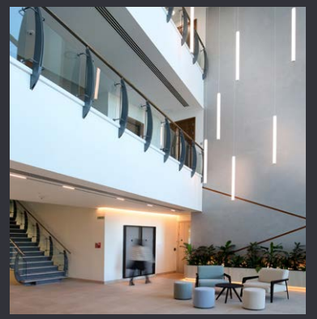
EPC A

Male, female & accessible WCs

THREE

THREE provides premium fully fitted suites in varying sizes to meet your specific requirements.

A new open and inviting arrival space leading through to a shared communal lounge and collaboration area creates the ultimate welcoming experience. From here, a newly landscaped courtyard amenity space with padel court and fitness centre can be accessed. Ideal for breaks, making the most of your lunchtimes, informal meetings, or for corporate events.



BCO AWARDS 2026 WINNER

PROJECTS UP TO 2,500M² NET

SOUTH OF ENGLAND & SOUTH WALES

DISCOVER WHY IT WON →

Plug & play

Excellent parking ratio 1:226 sq ft

Full access raised floors

LED lighting

Suspended metal ceilings

2.8m floor to ceiling height

Passenger lifts

Male, female & accessible WCs

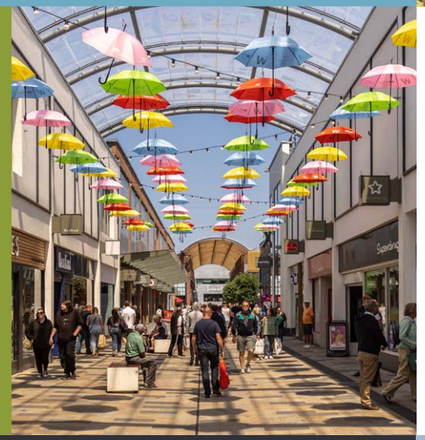
The flexible floor plates in THREE can be split into suites from 2,300 to 11,000 sq ft, with plug & play options.

LOCATION

Arlington Square is situated adjacent to The Peel Centre retail park and within a short stroll of the transformed heart of Bracknell, where The Lexicon, with over 140 retail shops, restaurants and a cinema, is a perfect lunch time or after work destination.

Further investments in transport improvements, a new public realm and over 1,000 homes have transformed the town into a dynamic and vibrant location.

Out of town amenities, include leisure centres, swimming pools, golf courses and country parks, providing a wider range of activities to enjoy during free time.



Hotel Chocolat · Waterstones · TK Maxx · Pizza Express · Waitrose · Gail's · Timpson · Nando's · Boots · The Real Greek · Gourmet Burger Kitchen · Fenwick · wagamama · Zizzi · Holland&Barrett · H&M · Primark · M&S · Starbucks · Pret · Cineworld · WHSmith · NEXT · Flying Tiger Copenhagen · Las Iguanas · Costa Coffee · The Body Shop · Fuego · Five Guys · Mason + Rye

An exciting location with a wide range of shopping and leisure activities

COMMUNICATIONS

Bracknell is an established Thames Valley office location, situated just 32 miles from Central London and providing excellent communication across the region.

Arlington Square is situated just an 8 minute walk from Bracknell train and bus stations. The town's mainline station provides regular services to key destinations, including London Waterloo and Reading.

The M4 motorway (Junction 10) is within 5 miles via the A329(M) and the M3 (Junction 3) is approximately 6 miles away, each providing easy access to London and other destinations in the south. Heathrow Airport is approximately 30 minutes drive away via the A4.

Just a 8 minute walk to Bracknell town centre

5 miles to **M4 Junction 10**

6 miles to **M3 Junction 3**

8 miles to **Maidenhead**

11 miles to **Reading**

12 miles to **Slough**

19 miles to **Heathrow Airport**

32 miles to **Central London**

6 minutes to **Wokingham**

18 minutes to **Virginia Water**

22 minutes to **Reading**

53 minutes to **London Paddington** (via Reading)

55 minutes to **Clapham Junction**

65 minutes to **London Waterloo**

90 minutes to **Heathrow Airport** (via Reading)

“The move has been a resounding success. **Exceptional facilities** including the **gym**, **padel courts**, and the **Atrium Cafe** – an ideal setting for lunch, meetings, and informal break out sessions – plus **surrounding green spaces**, **seating areas**, **and fountain** create a unique environment rarely found in a town centre location. The landlord and management team ensured a seamless transition and continue to provide excellent day-to-day support. One Arlington Square was the best workplace we viewed, and the staff are delighted with our choice.”

Liz Thorn
UK People Operations Manager

“What we love most about One Arlington Square is the **abundance of natural light and the bright, airy atmosphere** – it creates a real sense of **calm and focus** throughout the working day. The **central atrium is a fantastic feature too** – it’s become our go-to spot for informal catch-ups, impromptu meetings, or simply to enjoy a coffee in a relaxed, open setting.”

Joe Cram
Scholl

ONETHREEARLINGTONSQ.CO.UK

For further information and to arrange a viewing please contact the joint agents:

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