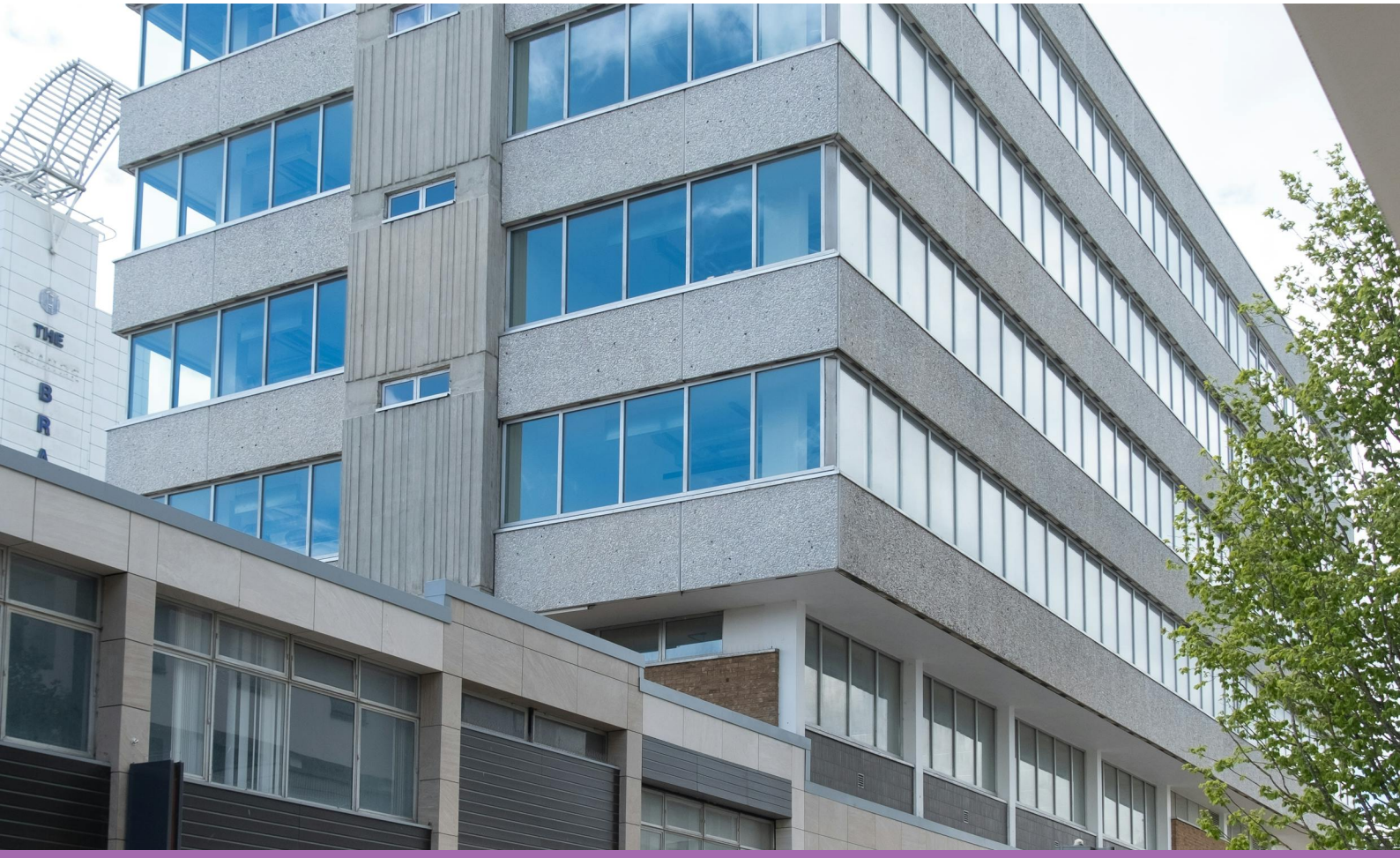
PageHardyHarris
your property is our business



Uniquely located 6-storey town centre building

One Lexicon

Charles Square, Bracknell, RG12 1DG

Office

TO LET

4,828 to 9,658 sq ft

(448.54 to 897.26 sq m)

- Air conditioning
- LED lighting
- Exposed Services
- WCs and kitchenette on each floor
- 2 x 10 person passenger lifts
- Car parking available by licence at 1:250 sq ft
- 6 visitor car spaces

One Lexicon, Charles Square, Bracknell, RG12 1DG

Summary

Available Size	4,828 to 9,658 sq ft
Rent	£27.50 per sq ft
Business Rates	To be rated on first occupation.
Service Charge	£6.75 per sq ft (Estimated)
EPC Rating	Property graded as D-D (76-84)

Description

One Lexicon has recently undergone a full refurbishment and provides:

- Air conditioning
- LED lighting & Exposed Services
- WCs on each floor
- 2 passenger lifts
- Excellent car parking available on a ratio of 1:250 sq ft plus 6 visitor car spaces

Location

One Lexicon is located within Bracknell Town Centre. The property can be easily accessed by car with J3 of the M3 6 miles to the South and J10 of the M4 6 miles to the North. Bracknell Mainline Railway Station (Waterloo & Reading) and numerous Bus routes are are located within walking distance from the Office.

The heart of Bracknell has been transformed by the recent regeneration of the town centre called 'The Lexicon'. The town centre now provides an array of National & Independent establishments with many options for dining, shopping & leisure. Opened in 2017, the regeneration has created a new social, cultural and business heart for the area, by bringing in a high-quality mix of shops, restaurants and entertainment.

Accommodation

Name	sq ft	sq m
4th	4,830	448.72
5th	4,828	448.54
Total	**9,658**	**897.26**

Terms

An effectively FRI lease for a term to be agreed. The lease will be direct with the landlord.

Business Rates

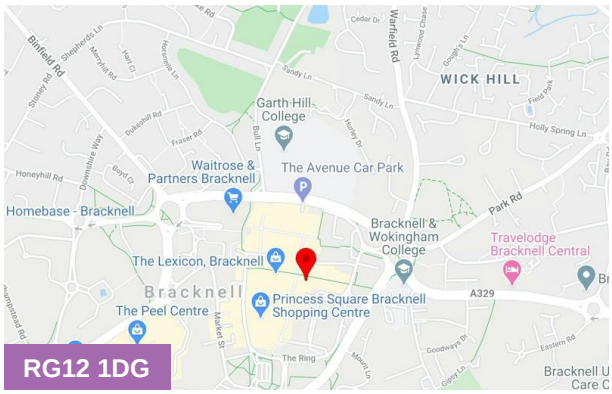
The tenant will be responsible for paying Business Rates directly to the local authority.

Legal Costs and VAT

Each party will be responsible for their own legal fees. All figures quoted are exclusive of VAT which may be chargeable.







Viewing & Further Information



Lucy Owusu-Tucker
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk

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