MAXIS

CAT A office space

MAXISBRACKNELL.COM

RG12 1RT

Maxis comprises two high specification, fully glazed office buildings, providing excellent natural light and market leading sustainability credentials.

MAXYOURBUSINESS

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 free Bracknell BID bus

WAITROSE & PARTNERS

THE LEXICON BRACKNELL

M&S FOOD

MAXIS 1

MAXIS 2

Farleymoor Lake

M3

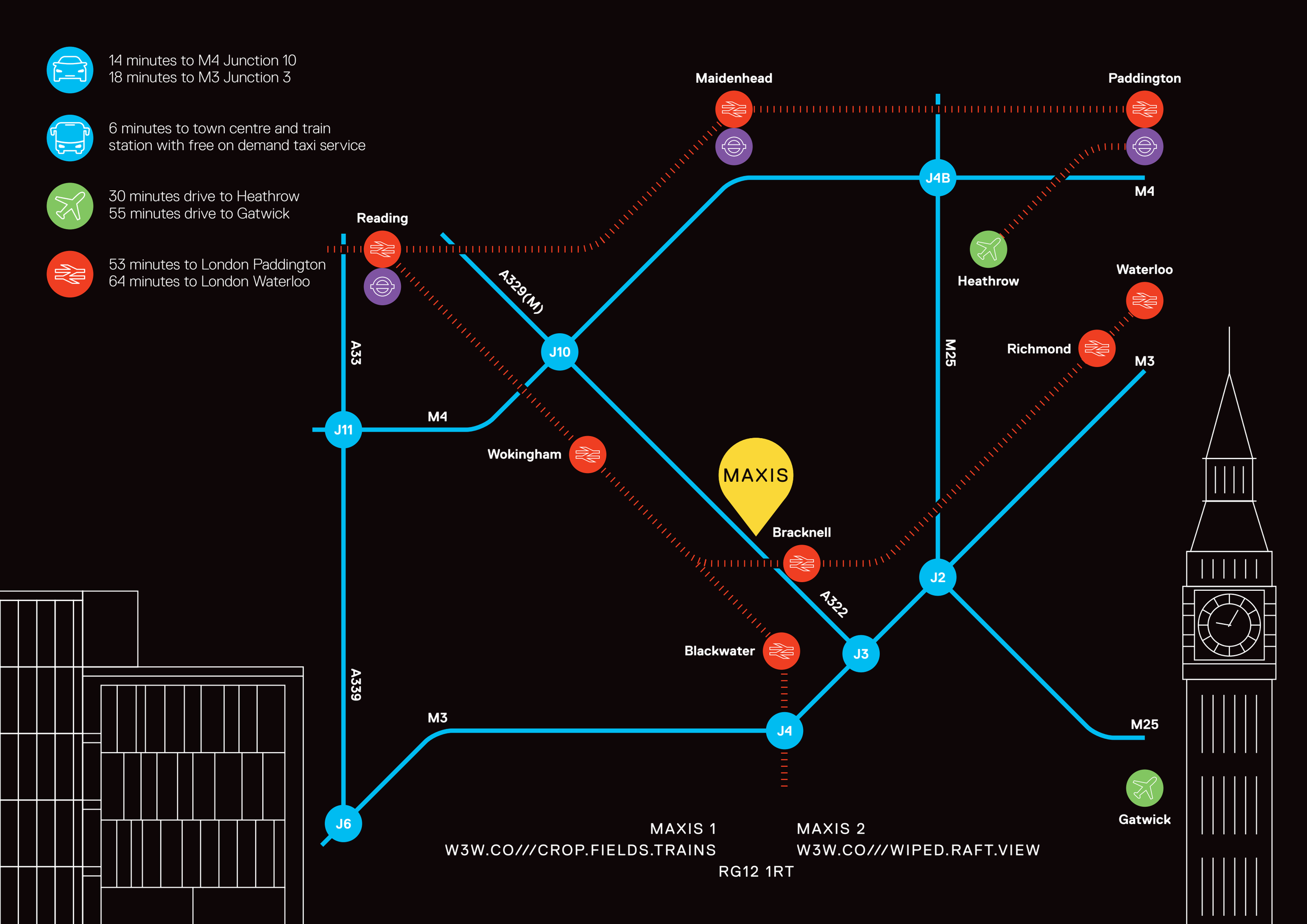
M4

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



MAXIS 1
W3W.CO///CROP.FIELDS.TRAINS

MAXIS 2
W3W.CO///WIPED.RAFT.VIEW

RG12 1RT

Building specification



Two on-site cafés

Raised access floor

Floor to ceiling windows

Suspended ceiling

Concierge reception team

Large welcoming reception area with breakout space

VRF air conditioning

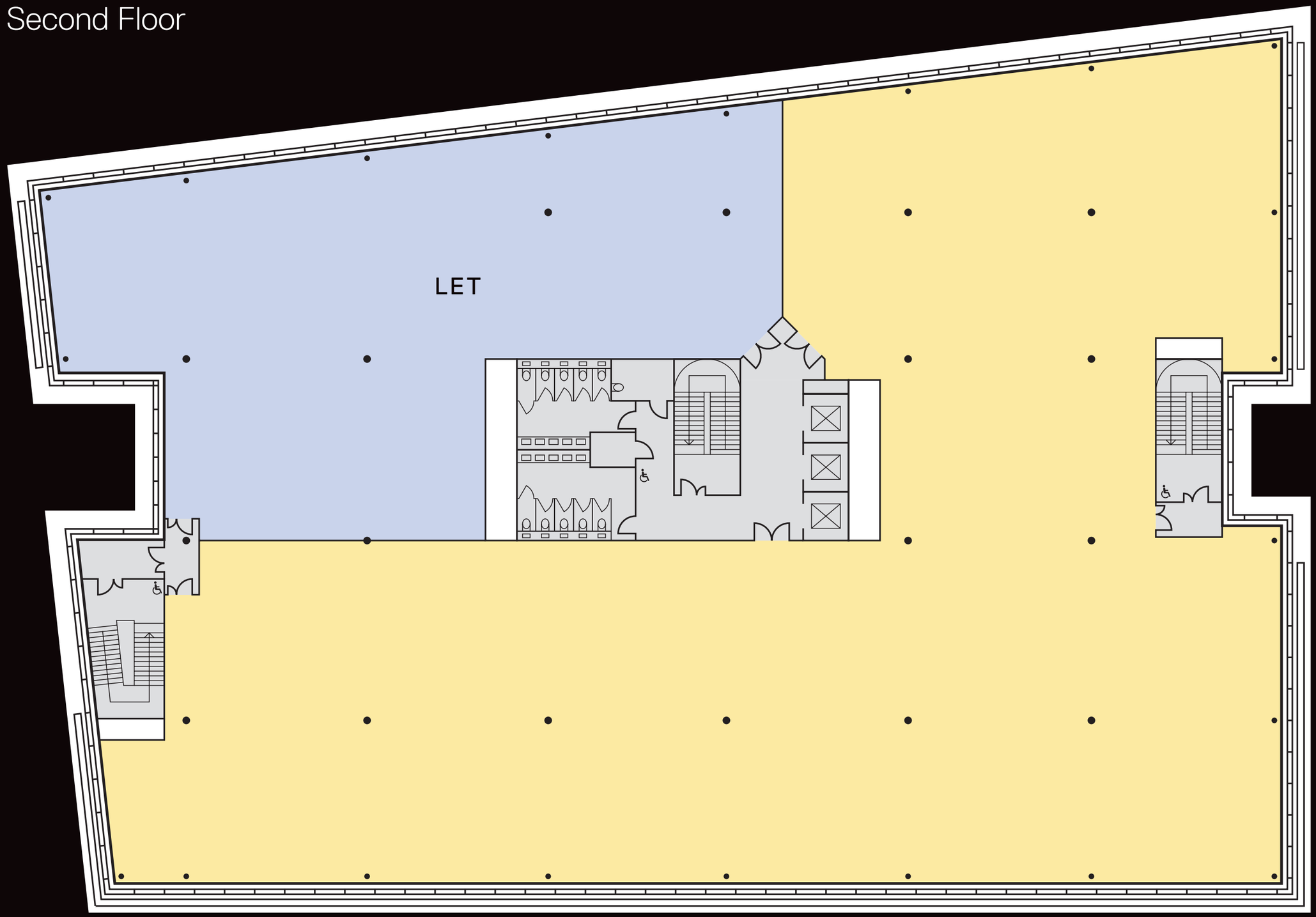
Two gym pods

Changing, shower and bike locker facilities

Car parking ratio 1:198

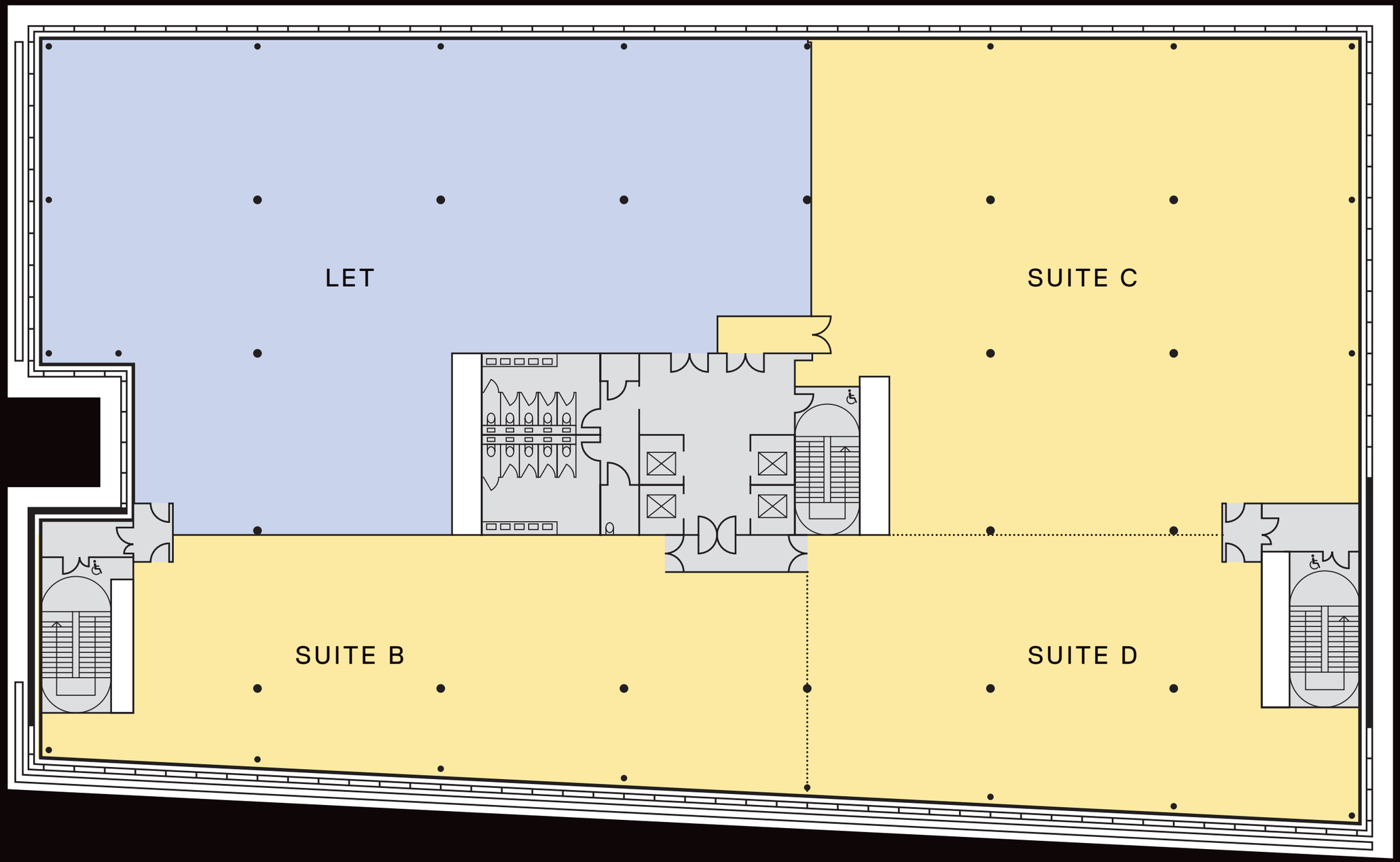
Maxis 1 Second Floor

MAXIS 1



Space	Sq ft	Sq m	Parking spaces
	15,648	1,453	78

Maxis 2 First Floor



Space	Sq ft	Sq m	Parking spaces
Suite B	4,412	410	22
Suite C	6,986	649	35
Suite D	3,663	340	19
Whole	**15,061**	**1,399**	**76**

Potential split / floor plan
Floor divisions for indicative purposes only.
Space can be taken as a whole, half or individual suite.

MAXIS2

MAXYOURSPACE›



Maxis 2 First Floor



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

Mental health
support events

Flower and hanging
basket events

Chair massages

Defibrillator
training

Charity gift drives



MAXYOURCOMMUNITY

MAXYOURCREDENTIALS ›

CERTIFICATION ›

BREEAM
‘Excellent’

EPC
‘A’

ISO 14001 accredited
(Environmental Management System)

ENERGY ›

100% renewable electricity

Fully electric buildings, no gas

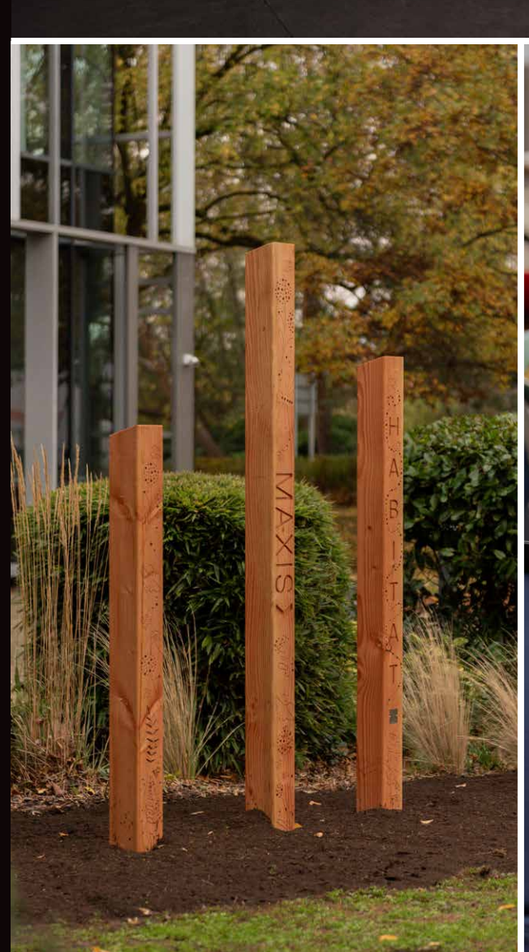
LED lighting throughout

Smart metering

174kW of rooftop solar PV

Highly efficient mechanical plant















BIODIVERSITY ›

- Landscaped estate
- Pocket parks
- Biodiverse green roofs

TRANSPORT ›

- Bracknell shared cycle scheme
- EV charging points
- Free regular bus 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

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
PIZZA EXPRESS
flying tiger copenhagen
Fenwick
GAIL's
Morrisons
PRIMARK
Clarks
hollywood bowl
Nando's
PANDORA
wagamama
THE BODY SHOP
OFFICE
Waterstones
Premier Inn
SPORTS DIRECT
H&M
Boots
GREGGS
COSTA COFFEE
las IGUANAS
FATFACE
NEW LOOK
Zizzi
GAME
cineworld

CBRE

CUSHMAN & WAKEFIELD

Jeremy Rodale
07766 780590
jeremy.rodale@cbre.com

Charles Dady
07793 808273
charles.dady@cushwake.com

Elliot Fletcher
07385 363510
elliot.fletcher@cbre.com

James Goodwin
07717 652803
james.goodwin@cushwake.com

Adam Smith
07742 750869
adam.smith6@cbre.com

Cameron Lineen
07827 661335
cameron.lineen@cushwake.com

FRASERS PROPERTY

Kipp Harden
kipp.harden@frasersproperty.com

Misrepresentation Act 1967: At the time of printing the contents of this brochure were believed to be correct but cannot be guaranteed and are expressly excluded from any contract. November 2026