

THE DECK

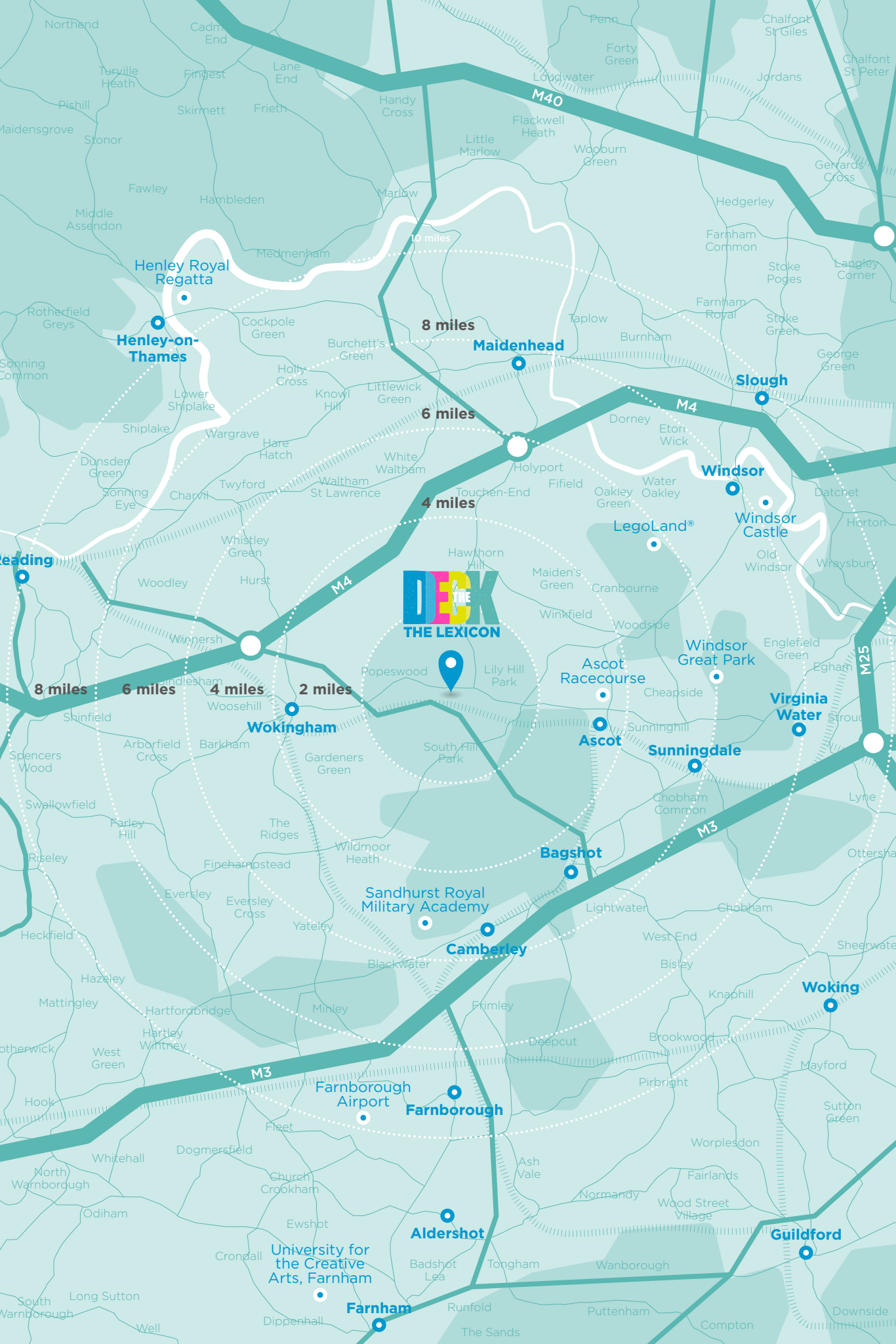
THE LEXICON

THE DECK FOOD & LEISURE QUARTER

Available from Spring 2019

The Deck - Part of The Lexicon - 52,000 sq ft of retail, restaurant and leisure space.





UNRIVALLED

LOCATION WITH EXCELLENT CONNECTIONS

- The Deck at The Lexicon forms part of the £240m regeneration of Bracknell Town Centre.
- Ideally located between the M3, M4 and close to the M25.
- £11.4m investment in to public transport and road links makes the location even more accessible.
- Huge catchment includes towns of Ascot, Wokingham, Maidenhead, Henley and Bagshot.
- Nearby attractions include Coral Reef Waterworld, Go Ape, Ascot Racecourse and Legoland.

AN OUTSTANDING OPPORTUNITY

THE STATISTICS

An exceptional demographic profile



910k

By 2021 910k residents will live in Bracknell's catchment.

10,780

New homes will be built in Bracknell by 2026.* (***Bracknell Forest Council Housing Assessment**)

2021

By 2021 the town's shopper population is expected to have quadrupled (from 37k to 151k).

£240m

Invested by Bracknell Regeneration Partnership

Worker population

87,000

Within Bracknell catchment

Worker population

15,000

Within 10 minute walking distance

Commercial space

1,000,000

600,000 sq ft of new space

No.1
Digital labour force
in the UK

Including Dell, Siemens and Honeywell

A NEW LEISURE QUARTER AT THE LEXICON

THE LEXICON
BRACKNEIL

DECK
THE
THE LEXICON



AVAILABILITY AT

THE DECK

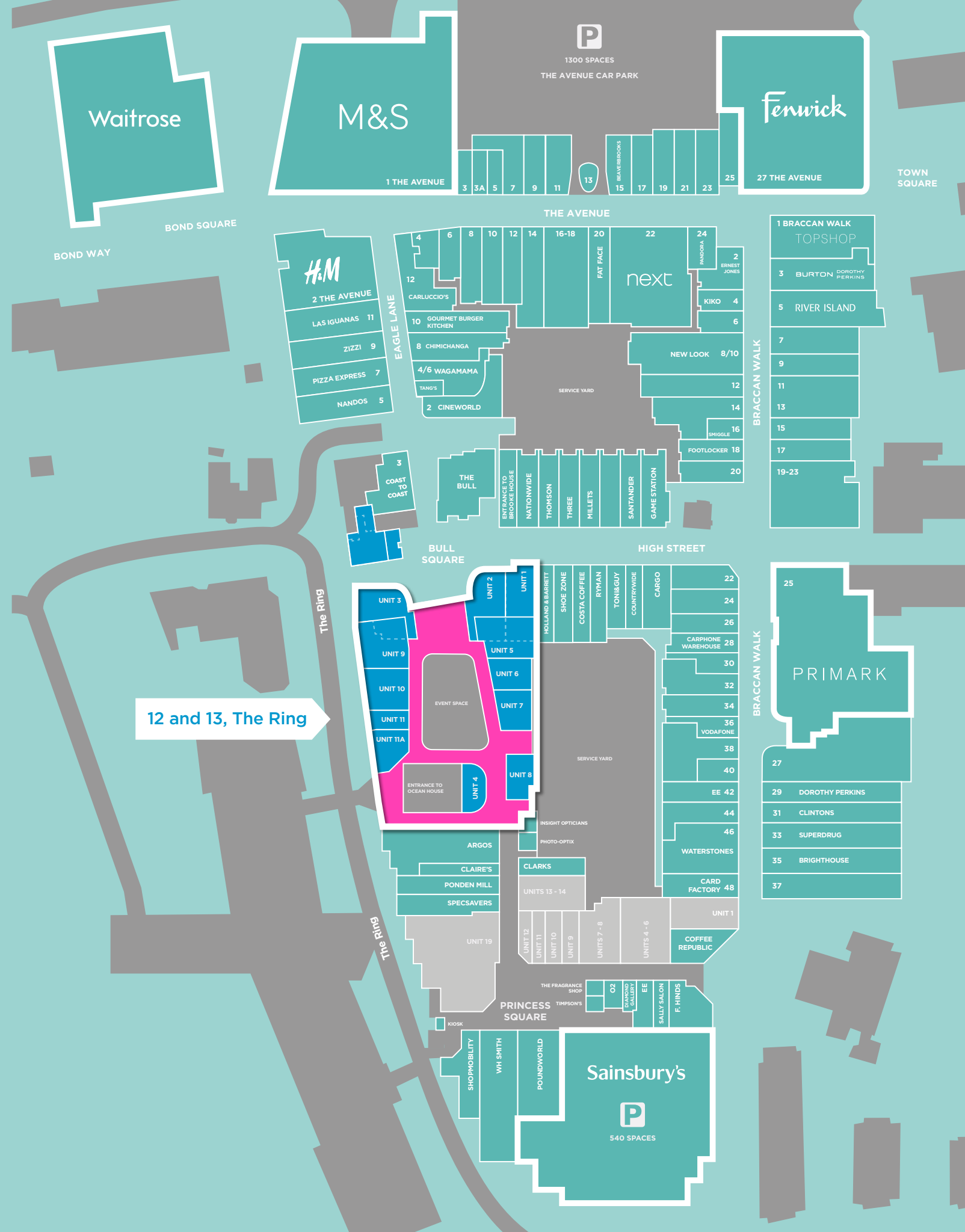
THE LEXICON

A new quarter for independents and cutting edge F&B, leisure and retail.

AVAILABILITY SCHEDULE

UNIT	SIZE SQ FT	LEVEL
BULL SQUARE / THE RING		
1 Bull Square	3,165 (can install mezz)	LGF
2 Bull Square	3,692 (can install mezz)	LGF
3 Bull Square	3,591 (can install mezz)	LGF
12, The Ring	18,988	LGF
13 The Ring	4,101	LGF
THE DECK		
UNIT	SIZE SQ FT	LEVEL
4	1,873	UGF
5	3,369	UGF
6	1,722	UGF
7	1,927	UGF
8	1,819	UGF
9	2,347 (Units 9-11a can be combined)	UGF
10	2,088	UGF
11	872	UGF
11a	1,787	UGF

LGF - Lower Ground Floor UGF - Upper Ground Floor



AGENT CONTACT DETAILS



CF Commercial | LUNSONMITCHENALL

Craig Fisher

craig@cfcommercial.co.uk
+44 (0)20 3216 3911

Harriet Gidney

harriet@cfcommercial.co.uk
+44 (0)20 3216 3916

Evangeline Barnes

evangeline@cfcommercial.co.uk
+44 (0)20 3216 3910

George Oppenheim

georgeo@lunson-mitchenall.co.uk
+44 (0)20 7478 4968