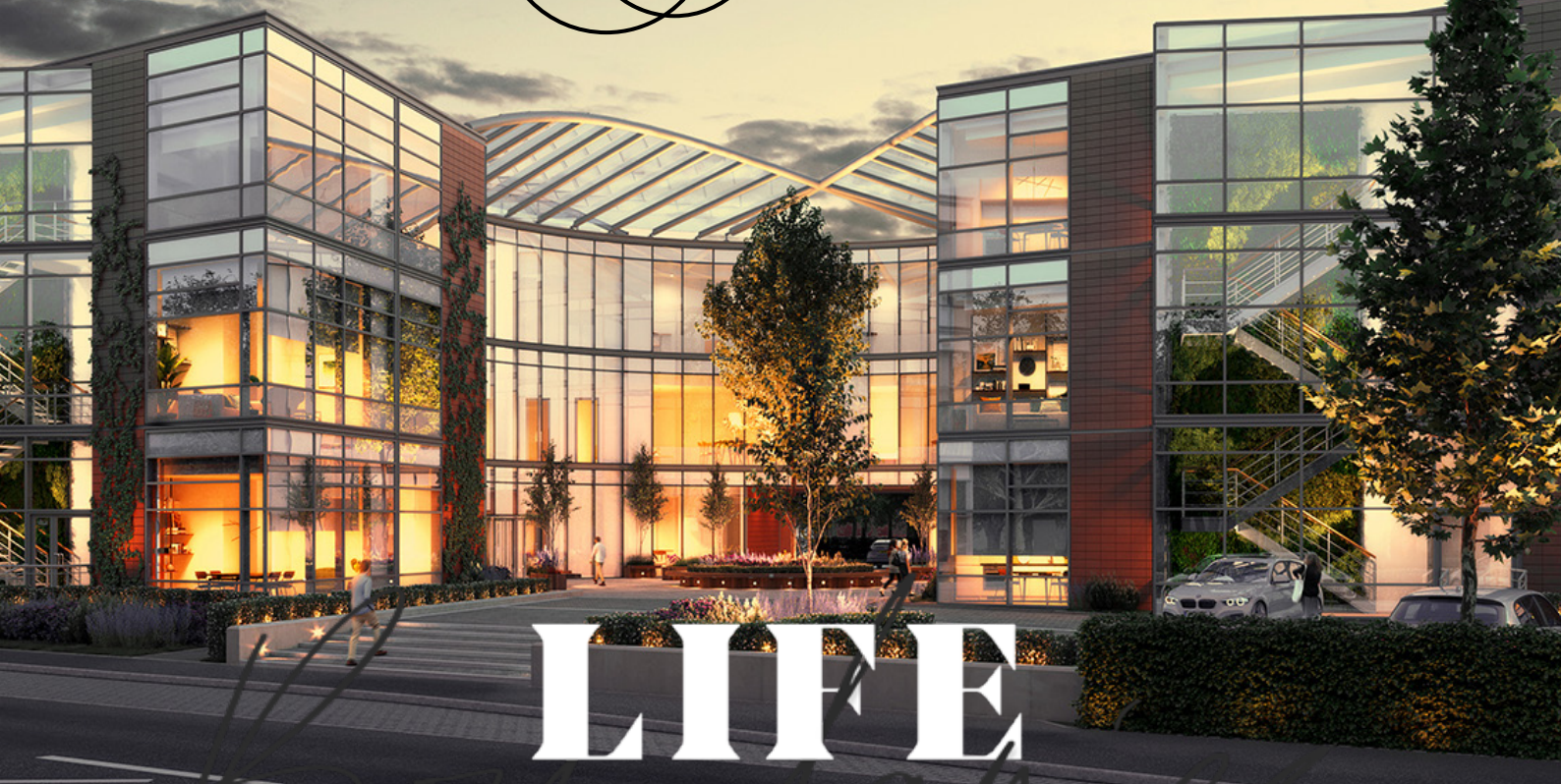




THAMES
VALLEY



LIFE

WITHOUT

Designed for tech giants, No.1 Thames Valley is a brand new, completely unique and iconic all-glass development in the heart of the UK's technology superhub – Bracknell.

A peak of architectural design and the focal point of the Thames Valley skyline, this beautiful development is framed by a statement entrance featuring a striking glass canopy. With floor-to-ceiling windows centred around a vast atrium and two stylish residents wing lounges, complete with elegant open-plan seating and space to relax, No.1 Thames Valley brings the outside in – creating a sense of vibrant community with open, light flooded areas.

This open plan, ultra-modern, luxury development is designed specifically for the tech leaders of the future, just minutes away from some of the world's leading tech businesses including HP, GE, 3M, Honda and Fujitsu not to mention a swathe of up and coming start-ups. Cited by Prime Minister Boris Johnson as the "epicentre of free trade" and the largest tech cluster outside of London, Bracknell and No.1 Thames Valley are ideally located to maximise the investment potential of this vibrant economy and powerful digital workforce.

130 LUXURY
APARTMENTS

101 EXECUTIVE SUITES
29 ONE BEDROOMS
130 PARKING SPACES

LOCATION	Wokingham Road, Bracknell RG42 1NG
TOTAL UNITS	130
BUILD WARRANTY	10 years fully CML compliant
SERVICE CHARGE	£2.75 per sq. ft. p.a.
GROUND RENT	0.1% of apartment price p.a.

DRIVE

WOKINGHAM	9	MINUTES
READING	20	MINUTES
WINDSOR	22	MINUTES
FARNBOROUGH	26	MINUTES
HEATHROW	28	MINUTES
WOKING	28	MINUTES
WEYBRIDGE	33	MINUTES

TRAIN

WOKINGHAM	6	MINUTES
READING	20	MINUTES
WINDSOR	23	MINUTES
FARNBOROUGH	31	MINUTES
WEYBRIDGE	35	MINUTES
LONDON PADDINGTON	51	MINUTES
WOKING	60	MINUTES



REGENERATION

£770 MILLION

A huge regeneration project worth £770 million is rejuvenating the residential, commercial and retail landscape across Bracknell, creating new developments such as The Lexicon and attracting world-class commercial occupiers.

POPULATION BOOM

141,000

Bracknell is forecast to experience a population increase of 21,000 by 2039, bringing the total population to 141,000. This demonstrates unprecedented growth for the town and is one of the highest increases in the country.

PAST PERFORMANCE

249%

Property in Bracknell has seen increases of 249% since 1999, representing a huge growth for the town over the last 20 years.

LIMITLESS CONNECTIVITY

22 MINUTES

Direct access to Reading in 22 minutes, while both Heathrow Airport and London Paddington are accessible in under an hour.

PROFESSIONAL WORKFORCE

86%

86% of Bracknell residents are in employment while unemployment currently sits at 2.5%, one of the lowest nationwide. 55% of the active workforce are in senior roles, showing the high-standard of employment in Bracknell.

CAPITAL GROWTH

14.8%

Thanks to a prime location and the strength of the upcoming market, No.1 Thames Valley is anticipating 14.8% capital growth for investors.