

# Capitol 2, Bracknell, Berkshire, UK

## Hotel Development / Investment Opportunity

Cushman & Wakefield Hospitality, as exclusive advisor, is pleased to offer for sale a potential hotel development site located in Bracknell, Berkshire. The property is available for acquisition either as a turnkey project or as a site sale subject to the appropriate planning consent.



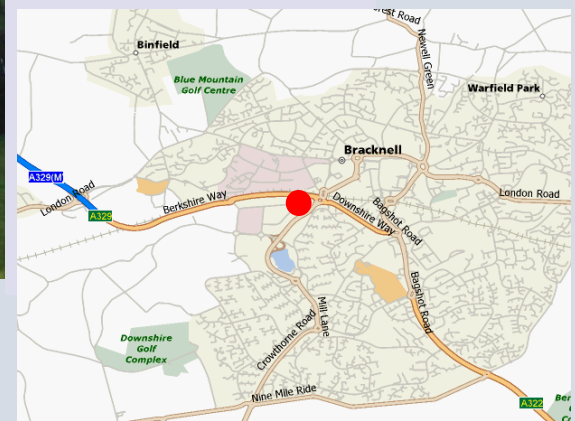
## Outstanding Visibility

### Opportunity Summary

- Bracknell lies 11 miles to the south east of Reading and 34 miles west of London
- The town is situated midway between Junction 3 of the M3 ( 5 miles) and Junction 10 of the M4 (4 miles). Heathrow may be reached within a 30 minute drive
- The site is located approximately 600m north west of Bracknell town centre and south of the A329 Berkshire Way, close to the roundabout junction of the A329/A322/A3095. The full address is: Former Siemens Building (Capitol), Oldbury, Bracknell, Berkshire, RG12 8FZ.
- The immediate area is characterised by B1/B8 business and warehousing users. Immediately adjacent to the proposed hotel stands a newly developed office building
- Whilst no hotel planning consent is in place, a proposed mixed use town centre regeneration scheme received outline consent in December 2006. This scheme includes new leisure facilities. The regeneration programme which is underway should increase demand for local hotel accommodation
- The hotel envisaged could consist of a prominent 17 storey tower development which would be highly visible to passing traffic providing accommodation in the range of 150 to 180 bedrooms. Limited competition exists in the immediate area
- Feasibility Study conducted by Cushman & Wakefield Hospitality evaluates scope for further additions to the local hotel market, particularly in the form of mid-market product
- Expressions of interest for the long leasehold interest should be submitted to Cushman & Wakefield Hospitality. An outline feasibility study is available on signature of the attached Confidentiality Agreement

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### For Further Details Please Contact:

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