



THE GRAND  
EXCHANGE





# A GROUND BREAKING DEVELOPMENT

THE GRAND EXCHANGE  
BRINGS FORWARD  
THINKING LIVING TO THE  
VIBRANT AND DYNAMIC  
TOWN OF BRACKNELL.

With a variety of resident-only amenities and great transport connections to Reading and London, **The Grand Exchange** is ideal for professional homebuyers seeking a high-quality lifestyle.

# A VIBRANT & CONVENIENT LOCATION

PROVIDING THE PERFECT BALANCE BETWEEN OUTER CITY LIVING COUPLED WITH QUICK AND EASY ACCESS TO LONDON AND BEYOND.

Situated in Berkshire's highly sought-after commuter belt, Bracknell offers the perfect balance between tranquil outer city living coupled with quick and easy access to London and its vibrant city streets, attractions, and bustling business hub in under an hour.

On its doorstep, Bracknell is surrounded by Swinley Forest and Crowthorne Wood – providing a perfect oasis from the hustle and bustle of day-to-day living.

A wide range of shopping and leisure facilities, including The Lexicon shopping centre, offer every opportunity for some well-earned rest and recreation.

Residents at The Grand Exchange will be able to soak up the local culture at South Hill Park's grand 18th century mansion houses or enjoy an unforgettable show at The Wilde Theatre.

For those who enjoy an active, healthy lifestyle, Bracknell boasts Bracknell Ski Centre, the Downshire Golf Complex, Bracknell Lawn Tennis Club and Esporta, with the Royal County of Berkshire Club within close proximity.

A PERFECT OASIS FROM THE HUSTLE AND BUSTLE OF MODERN DAY-TO-DAY LIVING.





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A WIDE RANGE OF SHOPPING AND LEISURE FACILITIES, INCLUDING THE LEXICON SHOPPING CENTRE, OFFER EVERY OPPORTUNITY FOR SOME WELL-EARNED REST AND RECREATION.



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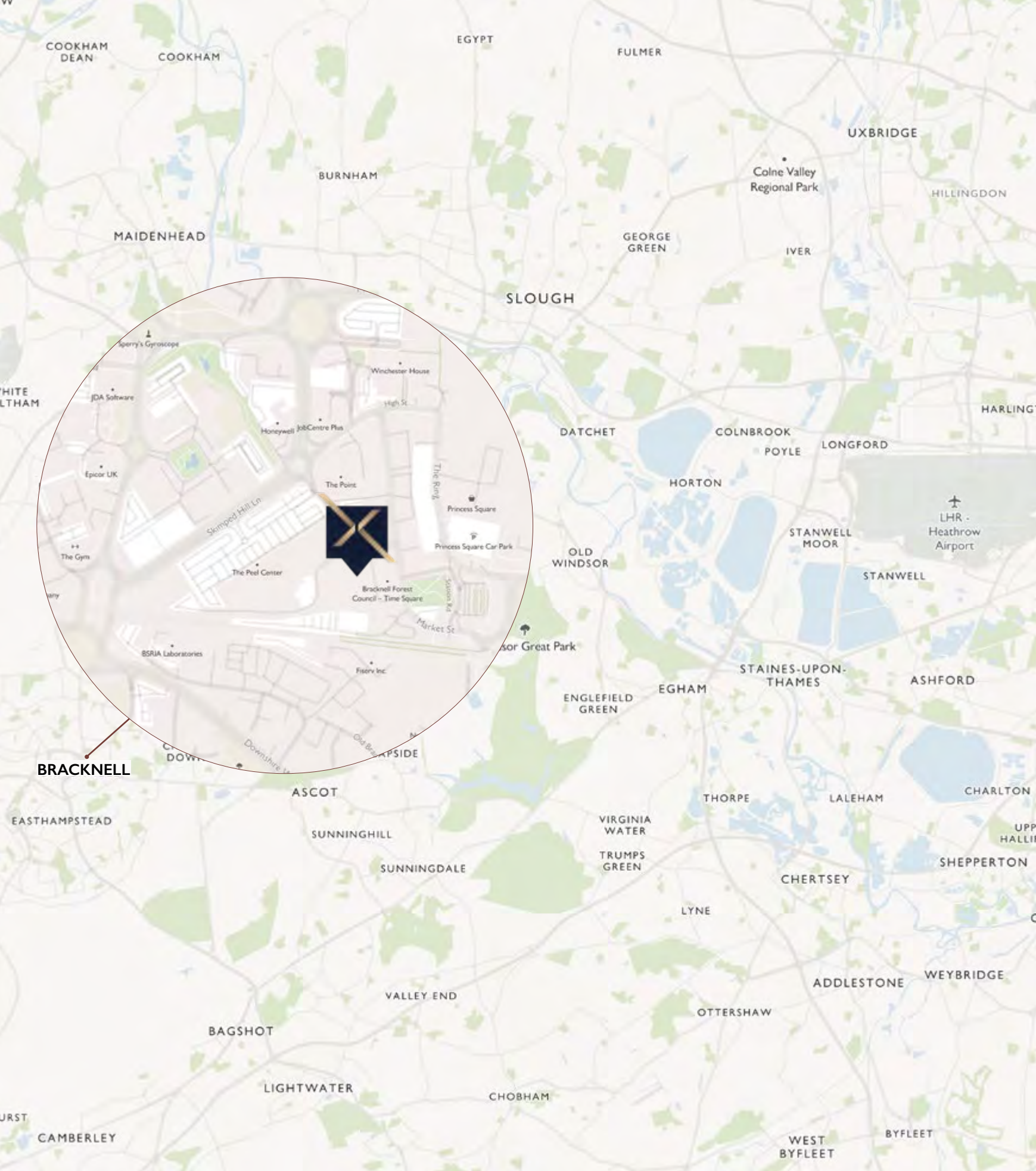


# PERFECTLY POSITIONED

The Grand Exchange is perfectly positioned in the heart of Bracknell, just 5 minutes walk from The Lexicon, offering residents convenient access to one of the best retail and entertainment destinations in Berkshire.

A key part of an extensive, £770 million regeneration plan to transform Bracknell town centre, The Lexicon shopping centre opened in 2017, transforming the central area into a lively and exciting destination that now attracts more than 2 million visitors annually from both the local area and the wider Thames Valley region.

Hosting over 100 retailers, from upmarket department store Fenwick to Primark, along with a multitude of restaurants, cafes and a 12-screen cinema, The Lexicon provides residents at The Grand Exchange with everything they need, practically on their doorstep.



WALK

ODEON	3 min
CINEWORLD	4 min
THE LEXICON	4 min
BRACKNELL TRAIN STATION	5 min
BRACKNELL BUS STATION	5 min
PRINCESS SQUARE	5 min
WAITROSE & PARTNERS	8 min

TRAIN FROM BRACKNELL

WOKINGHAM	6 min
ASCOT	7 min
READING	20 min
CAMBERLEY	33 min
WINDSOR & EATON RIVERSIDE	55 min
LONDON PADDINGTON	55 min
LONDON WATERLOO	65 min
GUILDFORD	70 min

DRIVE

WESTMORLAND PARK	6 min
ASCOT RACECOURSE	10 min
MILL RIDE GOLF & COUNTRY CLUB	13 min
ROYAL ASCOT GOLF CLUB	13 min
DINTON PASTURES COUNTRY PARK	16 min
WINDSOR CASTLE	21 min
READING	22 min
LONDON HEATHROW	25 min

\* Distances and journey times are approximate and sourced via Google Maps and the Trainline.





# WELCOME TO THE GRAND EXCHANGE

WELCOME TO THE GRAND EXCHANGE.  
A TRUE ICON IN RESIDENTIAL LIVING.

Nestled within an hour's commute of the capital, The Grand Exchange delivers high quality and world class amenities for residents seeking a higher standard of living and convenience. Featuring stylish and spacious apartments, with expansive windows and additional residential facilities, as well as on site parking allocation, The Grand Exchange is designed to cater to the modern home buyer. The residences are more than just a home, they also provide an aspirational lifestyle in the heart of the thriving commuter town of Bracknell.



# FIRST CLASS AMENITIES

WELCOME TO THE GRAND EXCHANGE.  
A TRUE ICON IN RESIDENTIAL LIVING.

Convenience and value for money is imperative in today's property market, and The Grand Exchange seeks to offer a new standard of living through a variety of residential amenities that cater to the diverse needs of residents, foster a sense of community and elevate their lifestyle. From a state-of-the-art gym, a relaxed garden room, a collaborative coworking space and a bookable spa treatment room. We also have on-site parking available, a spacious reception room and concierge, all on your doorstep, making The Grand Exchange truly an exceptional place to call home.



# THE GARDEN ROOM

Boasting double-height, floor to ceiling windows and a living wall, The Garden Room is a spacious, tranquil space filled with plenty natural light.

It has been beautifully designed to promote relaxation, reflection and connection to nature - the perfect backdrop to unwind, entertain guests or catch up with neighbours.





## THE EXCHANGE LAB

Perfect for professional residents who need to stay connected, The Exchange Lab provides a hub of creativity and productivity where ideas can grow and be shared amongst like-minded individuals.

Inspired by New York loft-style interior design, this collaborative working hub is meticulously designed to foster focus and productivity. Enhance your work-life balance and connect with a community of like-minded professionals in this cutting-edge workspace.

## TREATMENT ROOMS

The Grand Exchange includes an on site therapist to enable residents to escape the hustle and bustle of everyday life and enjoy some “me time”.

Simply book an appointment and relax in your very own private oasis just metres from your doorstep.





## THE LIFE-CLUB

Providing the perfect balance between wellbeing and working up a sweat all under one roof, The Life Club has been expertly designed to offer a 360-degree holistic experience.

Benefiting from 24/7 access and fitted with state-of-the-art equipment, residents can embrace a healthier lifestyle on their own schedule.



# THE LEXICON CLUB

The Lexicon Club is a dedicated event space for up to 20 people, ensuring a seamless blend of functionality and comfort.

Whether you need a quiet space for work meetings, hosting small gatherings, or collaborating with neighbours, The Lexicon Club provides the perfect setting.





## CONCIERGE

From signing for your parcel deliveries, to booking out the treatment or private event space and maintaining health and safety on site, our concierge is on hand to help make life at The Grand Exchange that little bit easier.





# HIGH - SPEC CONTEMPORARY APARTMENTS

Designed to the highest standard of quality, every apartment at The Grand Exchange promises ample open spaces flooded with natural light to create a warm and contemporary atmosphere. With a variety of layouts to choose from, including many with private balconies and terraces, there is something to cater to everyone's taste.

Smart appliances are included as standard, complemented by high gloss fitted wall and base units within the kitchen. Bespoke fitted wardrobes with sliding doors add the finishing touches to a bedroom that epitomises sophistication while the bathroom facilities are sleek, modern and stylish.













# ENERGY EFFICIENT

As part of SevenCapital's ongoing commitment to more environmentally friendly and sustainable homes, The Grand Exchange benefits from both solar panels and a heat pump system and represents a modern approach to reducing carbon emissions and prioritising long-term energy efficiency. The Grand Exchange also hosts a car club scheme run by Enterprise, for the eco conscious resident who requires the convenience of four wheels from time to time, and boasts a plenitude of cycle spaces.

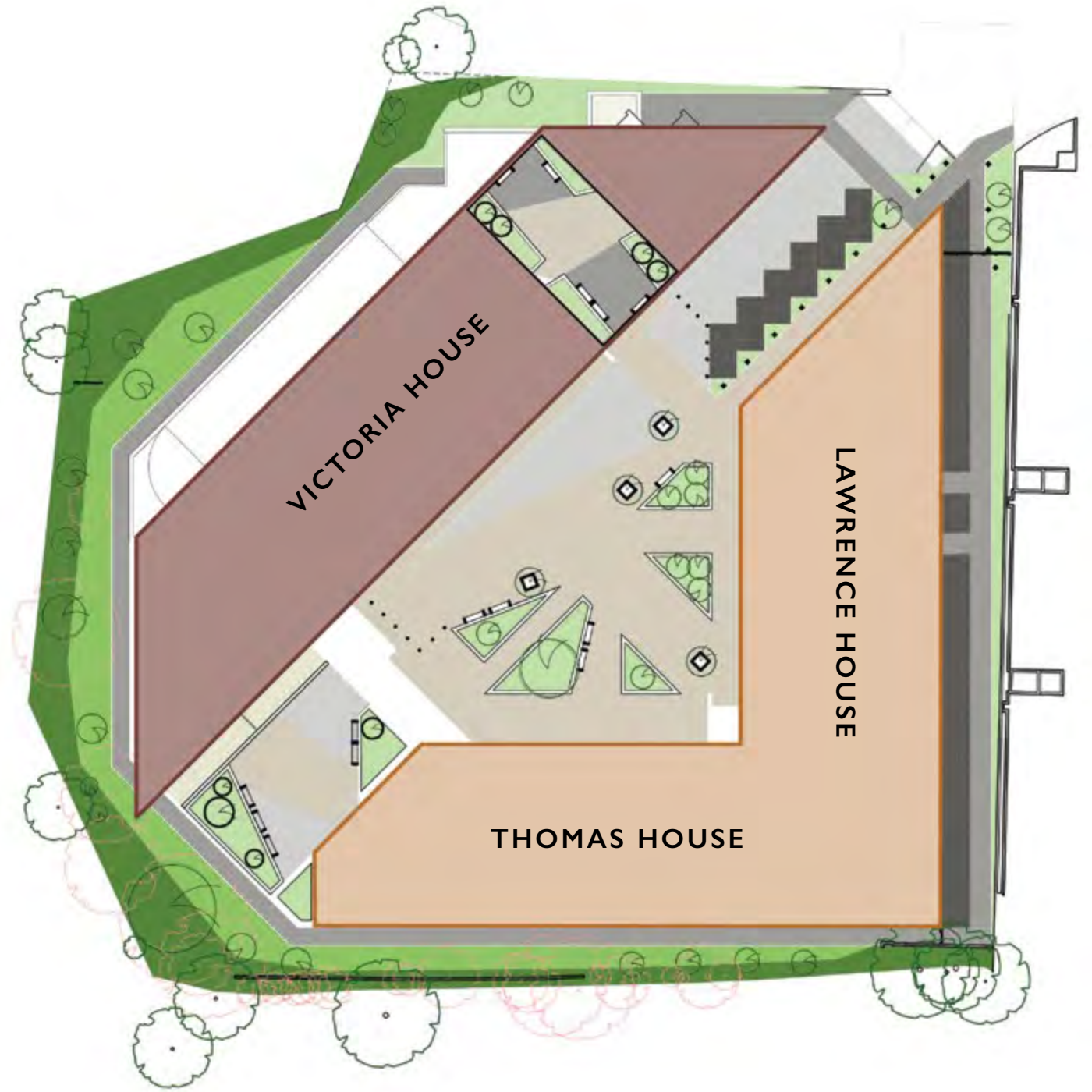
THIS CONTRIBUTES TO A GREENER AND MORE ECO-FRIENDLY COMMUNITY AND HELPS RESIDENTS MINIMISE THEIR ENVIRONMENTAL IMPACT.



**FLOORPLANS**



## SITE PLAN



# GROUND FLOOR

CAR PARKING LEVEL 1

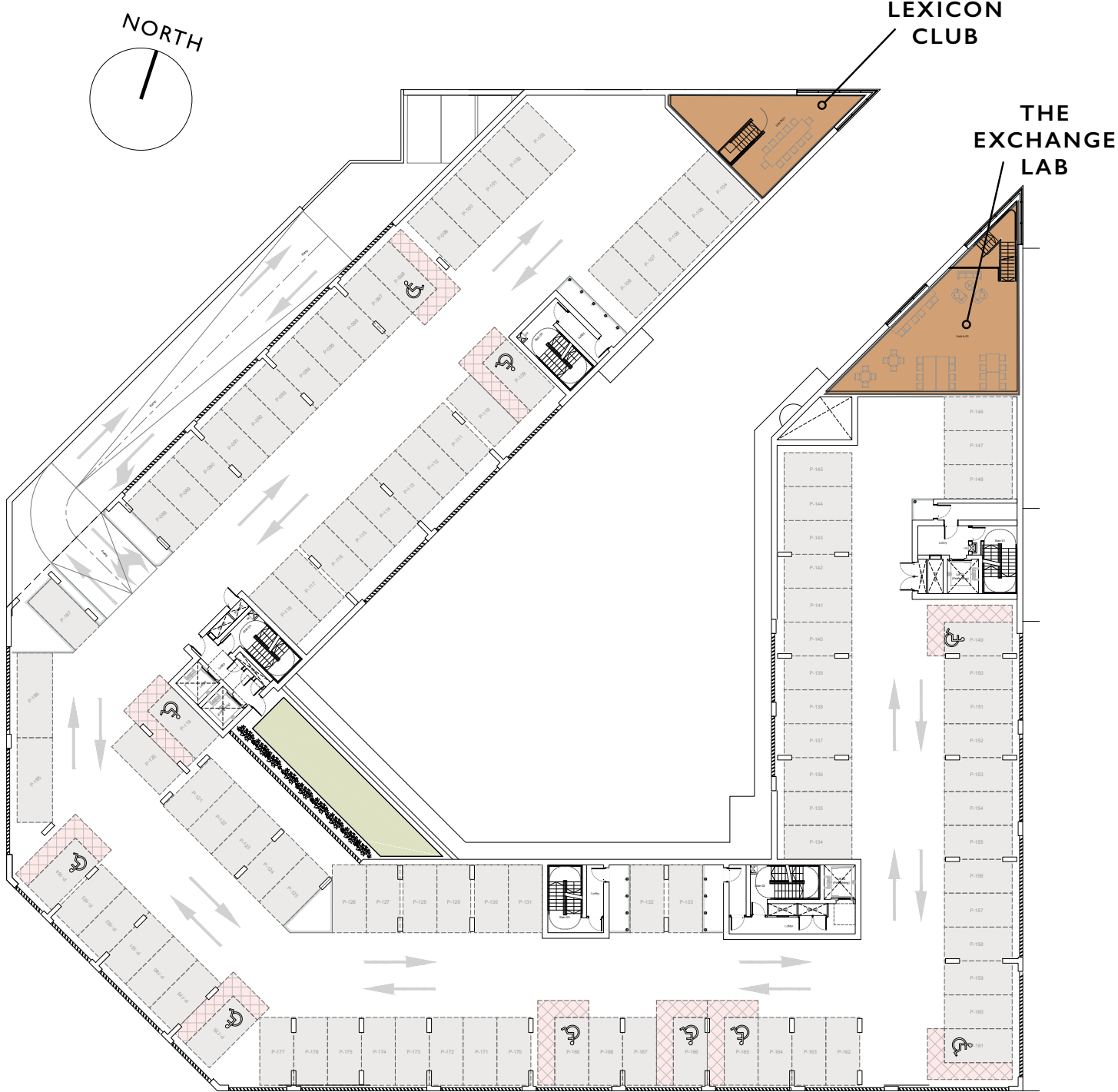
Amenities



# FIRST FLOOR

CAR PARKING LEVEL 2

Amenities



SECOND FLOOR



Green Spaces

Amenities

Studio

One Bedroom

Two Bedroom

Private Terrace

APARTMENTS

Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
1	2		736
2	2		727
3	2		848
4	1		551
5	1		551
6	1		551
7	1		551
8	1		551
9	2	453	878
10	2	80	798
11	2	81	735
12	1		549
14	1		549
15	2	68	656
16	2	86	753
17	2		802
108	2	187	727
109	2	294	784
110	1	68	556
111	1		555
112	1		555
113	1		555
114	1		555
115	1		555
116	1		555
117	2	68	706
118	2	87	798
119	1		555
120	1		555
121	1		555
122	1		555
123	1		555
124	Studio		410

THIRD FLOOR



APARTMENTS

Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
18	2		733
19	2		727
20	2		848
21	1		551
22	1		551
23	1		551
24	1		551
25	1		551
26	2	202	649
27	2	62	798
28	2	60	727
29	1		601
30	1		549
31	2	68	656
32	2	86	753
33	2		802
125	2		727
126	2	86	784
127	1	68	556
128	1		555
129	1		555
130	1		555
131	1		555
132	1		555
133	1		555
134	2	68	706
135	2	87	772
136	1		555
137	1		555
138	1		555
139	1		555
140	1		555
141	Studio		410

FOURTH FLOOR



APARTMENTS

Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
34	2		739
35	2		777
36	1		549
37	1		549
38	2	68	656
39	2	86	753
40	2		802
65	2	50	890
66	2		731
67	2		848
68	1		551
69	1		551
70	1		551
71	1		551
72	2	172	797
73	2	142	665
74	2	81	727
142	2		727
143	2	87	784
144	1	68	556
145	1		555
146	1		555
147	1		555
148	1		555
149	1		555
150	1		555
151	2	68	706
152	2	87	798
153	1		555
154	1		555
155	1		555
156	1		555
157	1		555
158	Studio		410

FIFTH FLOOR



APARTMENTS

Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
41	2		738
42	2		777
43	1		549
44	1		549
45	2	68	656
46	2	86	753
47	2		802
75	2	50	836
76	2		731
77	2		848
78	1		551
79	1		551
80	1		551
81	2	104	822
82	2	210	668
83	2	60	727
159	2		727
160	2	87	784
161	1	68	559
162	1		555
163	1		555
164	1		555
165	1		555
166	1		555
167	1		555
168	2	68	706
169	2	87	772
170	1		555
171	1		555
172	1		555
173	1		555
174	1		555
175	Studio		409

- Studio
- One Bedroom
- Two Bedroom
- Private Terrace

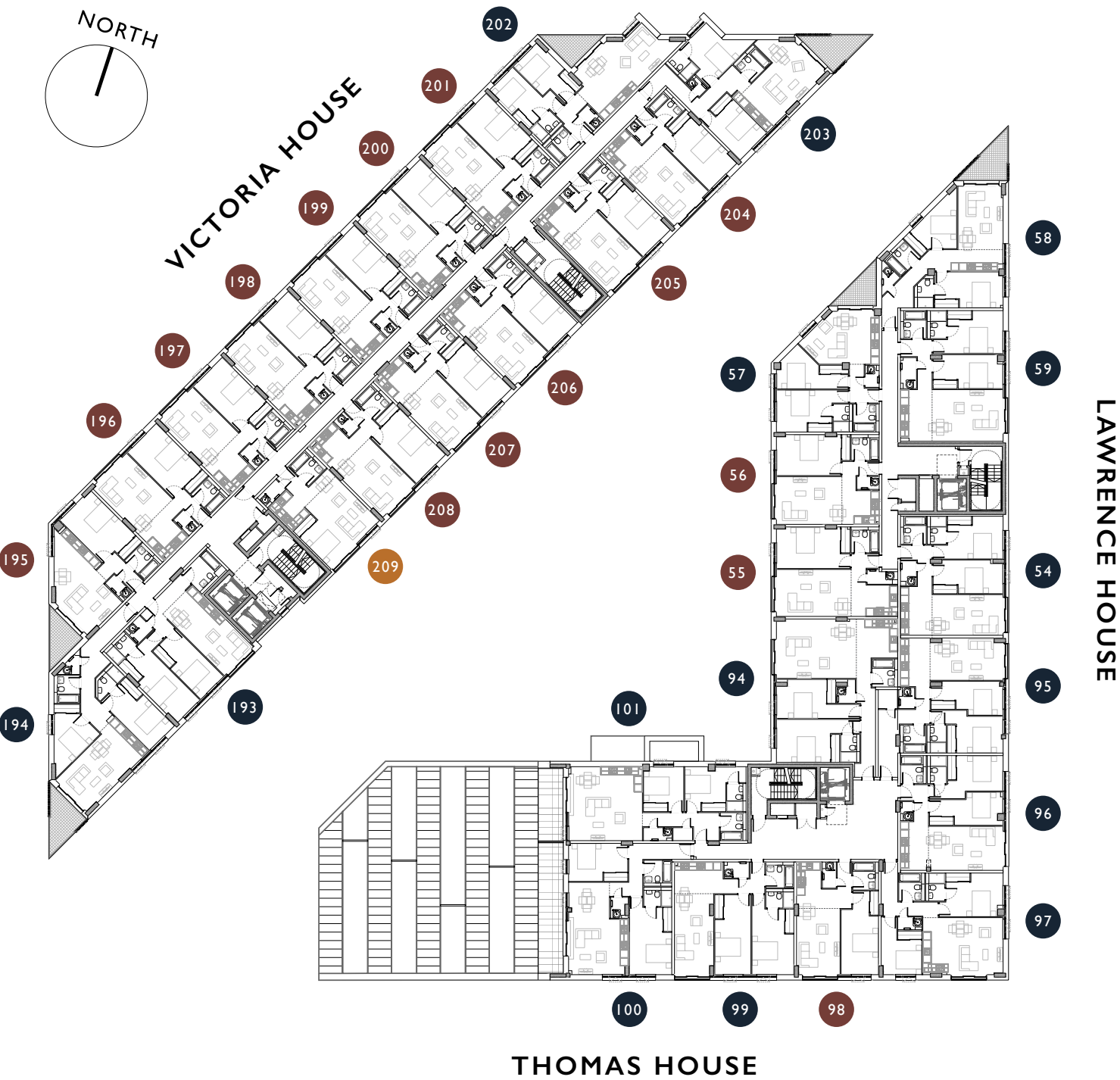
SIXTH FLOOR



APARTMENTS

Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
48	2		765
49	1		549
50	1		549
51	2	68	656
52	2	86	753
53	2		802
84	2		1,017
85	2		849
86	2		704
87	2		757
88	1		551
89	1		551
90	1		551
91	2	163	678
92	1	152	563
93	1	81	612
176	2		727
177	2	87	784
178	1	68	556
179	1		555
180	1		555
181	1		555
182	1		555
183	1		555
184	1		555
185	2	68	706
186	2	87	798
187	1		555
188	1		555
189	1		555
190	1		555
191	1		555
192	Studio		410

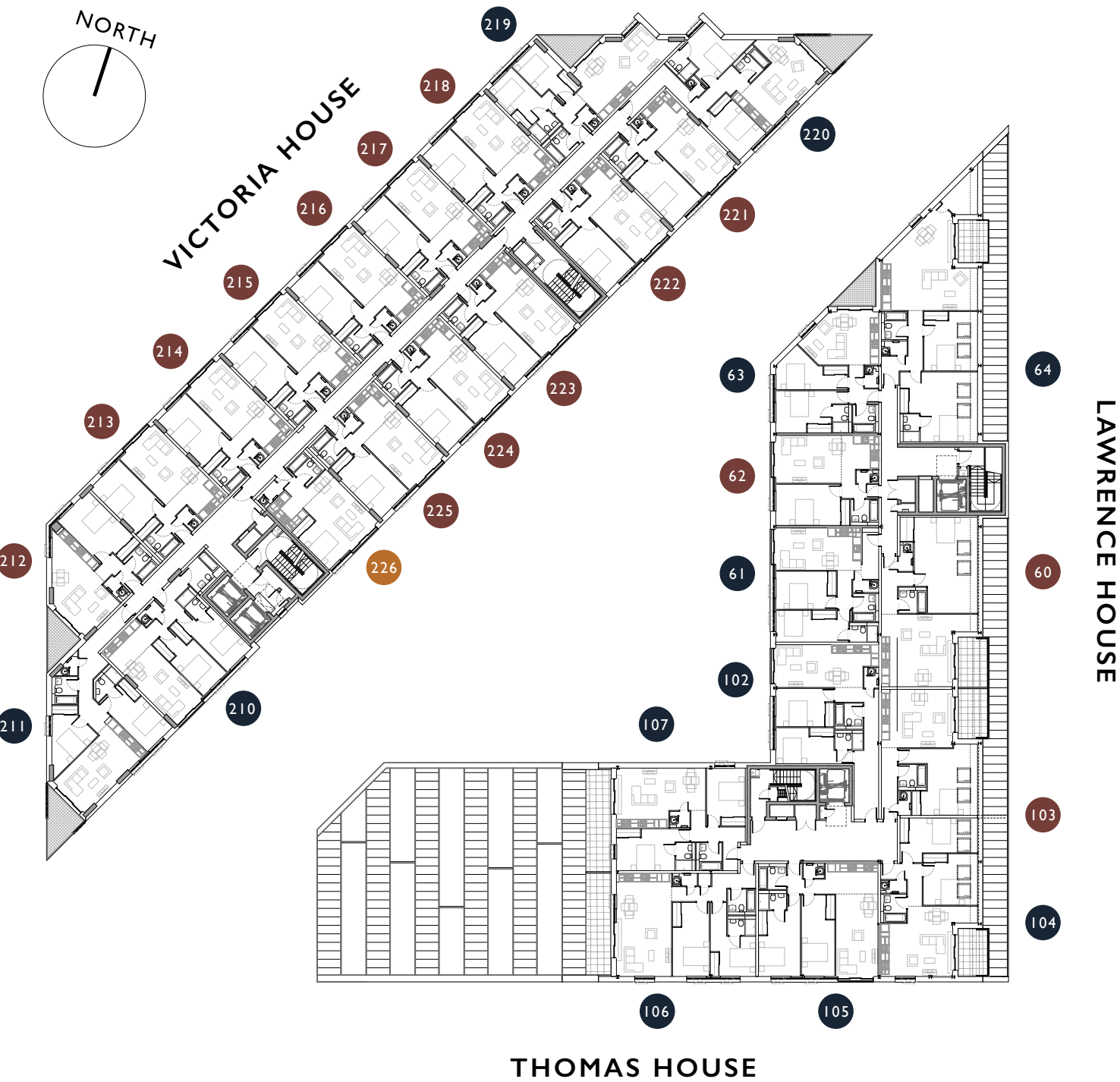
SEVENTH FLOOR



APARTMENTS

Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
54	2		739
55	1		602
56	1		549
57	2	68	656
58	2	86	753
59	2		802
94	2		964
95	2		809
96	2		704
97	2		755
98	1		551
99	2		805
100	2	202	841
101	2	112	785
193	2		727
194	2	87	784
195	1	68	556
196	1		555
197	1		555
198	1		555
199	1		555
200	1		555
201	1		555
202	2	68	706
203	2	87	772
204	1		555
205	1		555
206	1		555
207	1		555
208	1		555
209	Studio		410

EIGHTH FLOOR



- Studio
- One Bedroom
- Two Bedroom
- Private Terrace

APARTMENTS			
Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
60	1	102	774
61	2		699
62	1		549
63	2	68	656
64	2	89	1,043
102	2		799
103	1	102	589
104	2	101	707
105	2		805
106	2	157	870
107	2	157	778
210	2		727
211	2	87	784
212	1	68	556
213	1		555
214	1		555
215	1		555
216	1		555
217	1		555
218	1		555
219	2	68	706
220	2	87	798
221	1		555
222	1		555
223	1		555
224	1		555
225	1		555
226	Studio		410

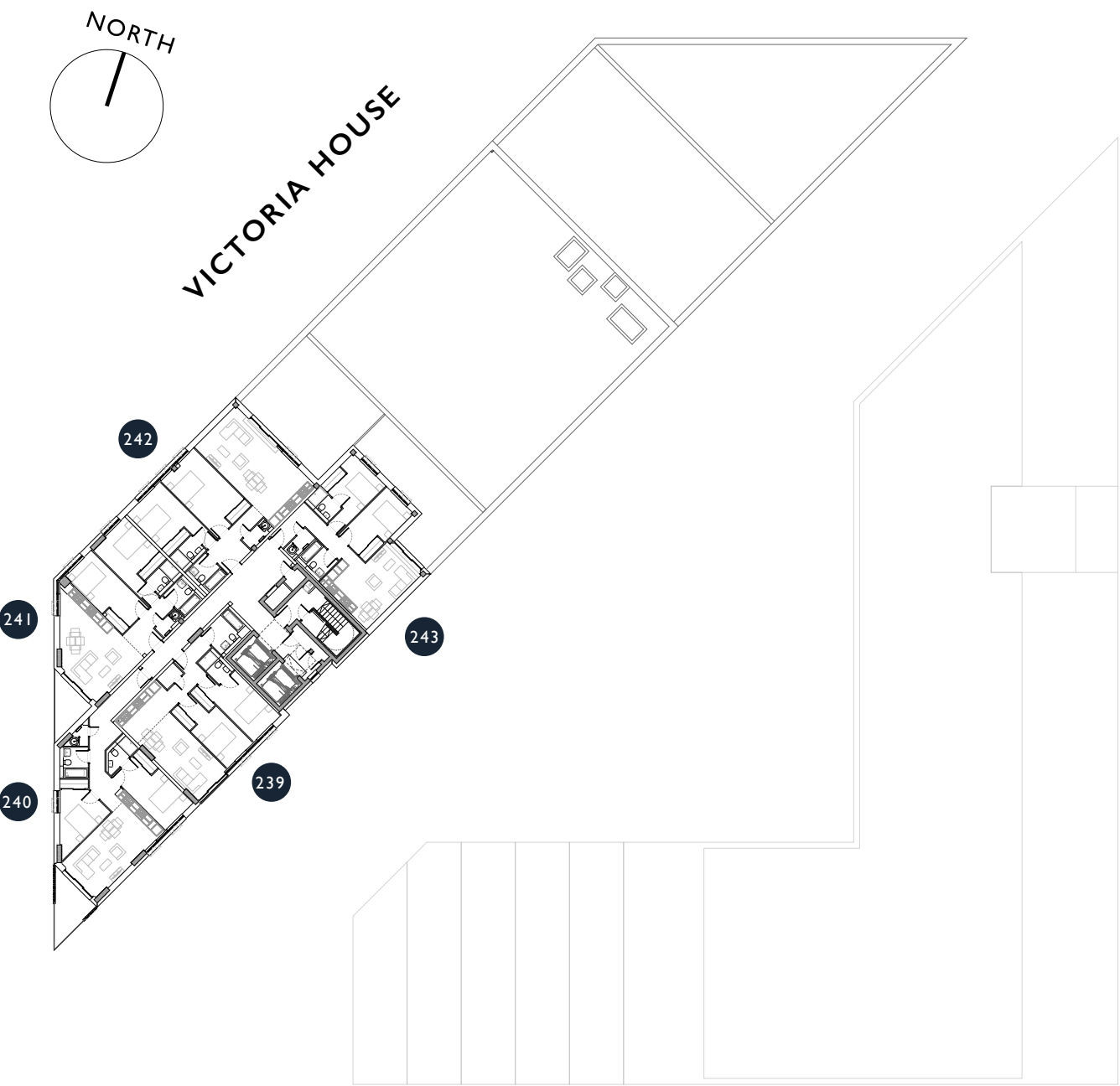
NINTH FLOOR



- Green Spaces
- Studio
- One Bedroom
- Two Bedroom
- Private Terrace

APARTMENTS			
Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
227	2		727
228	2	87	784
229	1	68	556
230	1		555
231	1		555
232	1		555
233	1		555
234	2		766
235	1		555
236	1		555
237	1		555
238	Studio		410

TENTH FLOOR



- Studio
- One Bedroom
- Two Bedroom
- Private Terrace

APARTMENTS			
Apartment Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
239	2		727
240	2	87	784
241	2	68	752
242	2	566	772
243	2	349	657

# OUR SPECIFICATION

## AMENITIES

- The Garden Room
- The Life-Club
- Treatment Rooms
- The Lexicon Club
- The Exchange Lab

## CONCIERGE AND SECURITY

- Concierge
- Private off-road access
- Secure access for residents and guests
- Secure video intercom entry system to every apartment
- Hardwood veneered entrance door with spy hole to apartments

## PARKING

- Secure multi-story car parking
- Electric car charging points
- Bicycle storage spaces

## LIFTS

- Resident lifts serve all residential levels and car parking

## RECEPTION

- Spacious reception area with bespoke features including stone floor and walls
- Comfortable and elegant seating area for residents and guests
- Secure mail room adjacent to concierge
- Bespoke concierge desk
- Feature lighting

## KITCHEN

- High gloss contemporary fitted wall and base units
- Composite worktops
- Built-in extractor
- 4 zone induction hob
- High-quality stainless steel sink with premium mixer tap
- Integrated washer/dyer, dishwasher, fridge, freezer and combination microwave oven

## BATHROOMS

- Vanity unit with in-built storage
- Co-ordinated floor and full-height wall tiling around bath and shower
- Glass shower surround

- Heated chrome finished towel rails
- Integrated shaver socket
- Shower fittings with thermostatic controls, all in stainless steel finish
- Hand wash basins with a single mixer mono-block lever tap
- Built-in bath/shower mixer with diverter and deck-mounted slim shower set
- Wall hung white ceramic WCs with concealed system
- Wall-to-wall mirror with shelving over vanity unit
- Half-height tiling around WC and basin

## WARDROBES

- Bespoke fitted wardrobes with sliding doors
- Fitted clothes rail and shelf

## ELECTRICAL FITTINGS

- Halogen/LED downlights throughout
- Pendant light fitting to bedroom
- Low energy LED downlights beneath kitchen cabinets
- Television points (terrestrial and satellite) to the lounge

## FLOORING

- Wood effect flooring throughout lounge, kitchen and hallways.
- Fitted carpets to bedrooms
- Tiled flooring co-ordinating with wall tiles to bathroom

## GUARANTEE

- 10 year CML compliant warranty provided by Checkmate



# WHY CHOOSE THE GRAND EXCHANGE?

## 1. QUALITY DESIGN

Built to a high specification

## 2. LONDON COMMUTER BELT

Situated just minutes from Bracknell train station with direct trains to London Waterloo and Reading

## 3. FLEXIBLE LIVING

Increased demand for properties outside of cities with rise of remote working providing additional flexibility

## 4. RESIDENT FACILITIES

Exclusive facilities for relaxing, hosting, working and exercising - all on your doorstep.

## 5. NEWLY COMPLETED

Book a viewing of our show apartment with our knowledgeable sales consultants.

## 6. LONG TERM APPRECIATION

Bordering a multi-million town centre regeneration scheme, The Grand Exchange offers exceptional long term value.

## 7. BOOKABLE TREATMENT ROOM

An on site treatment room available to book via concierge.

## 8. AFFORDABILITY

Bracknell offers more attractive property prices than neighbouring Reading and central London



# ABOUT SEVENCAPITAL

SEVENCAPITAL IS A LEADING UK REAL ESTATE INVESTMENT AND DEVELOPMENT COMPANY SPECIALISING IN LARGE-SCALE MIXED-USE, RESIDENTIAL AND COMMERCIAL DEVELOPMENTS ACROSS LONDON, SOUTH EAST ENGLAND AND BIRMINGHAM.

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Established in 2009, the business has since built an enviable portfolio of projects with a value in excess of £2.1 billion, spanning more than 7 million square feet and including circa 10,000 homes.

SevenCapital own and manage all developments from end-to-end, ensuring high standards and quality at every stage. As such we maintain an exemplary track record, with 15 years of continuous deliverance.

A development by

SevenCapital

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