



THE GRAND
EXCHANGE



THE MOST EXCITING
RESIDENTIAL
DEVELOPMENT IN A
GENERATION IS
ABOUT TO BEGIN

READY FOR A GAME CHANGER?

The most exciting residential development in a generation is about to begin. An exciting, ultra-modern luxury residence that will transform the Bracknell landscape. SevenCapital is proud to present The Grand Exchange.

The Grand Exchange will take Bracknell's residential market by storm - setting a new benchmark in quality and distinction. Home to some of the world's most forward-thinking technology, engineering and automotive giants, Bracknell is growing from strength to strength. As part of a large-scale £770 million regeneration project that is changing the Bracknell landscape, The Grand Exchange is set to become a new icon within this refined and understated town.

This new-build development encapsulates Bracknell's progressive nature, designed from the ground up to deliver the next generation in luxury living. Smart, refined and ultra-cool, The Grand Exchange is a game changer for Bracknell's professional and tech communities.

SEVENCAPITAL IS PROUD TO PRESENT
THE GRAND EXCHANGE

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WELCOME TO THE GRAND EXCHANGE

1 / A LANDMARK DESTINATION

Welcome to Bracknell, a prime investment market where world-class employment opportunities and ever growing tenant demand meet a once-in-a-generation project that is transforming the town.

2 / SILICON VALLEY - UK

A super cluster of the £184 billion UK tech sector; the UK's Silicon Valley is one of the fastest-growing regions in the country and a global technology hotspot.

3 / LIMITLESS CONNECTIVITY

World-class transport links deliver limitless connectivity for every resident of The Grand Exchange, connecting the heart of the UK's tech sector to London, Reading and the country's professional workforce.

4 / THE FUTURE

Discover The Grand Exchange, designed from the ground up to be the next icon in residential living - providing a haven for ambitious professionals that want refined, ultra-modern living.

5 / THE AMENITIES

The Grand Exchange is setting a new standard of luxury within the residential market - delivering exclusive resident-only amenities ready to cater to every demand from the professional tenant.

6 / THE OVERVIEW

The key statistics that make The Grand Exchange the future of investment - from ever-growing demand to unprecedented annual growth and direct accessibility to the wider UK.

7 / THE SPECIFICATION

Explore the key features of each apartment within The Grand Exchange - where smart living and stunning interior design combined to create a truly iconic lifestyle for every resident.

8 / THE DEVELOPER

Discover the SevenCapital difference and how our complete, end-to-end service shapes the future of modern developments and investments.

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THE GRAND EXCHANGE

THE GRAND EXCHANGE

WELCOME TO A LANDMARK DESTINATION

Bracknell is a prime investment hotspot, located in the London commuter belt and at the heart of Silicon Valley in the UK, it's an emerging market that is attracting world-class commercial occupiers and using that momentum to generate huge tenant demand, all while executing a long-term vision focused around growth and regeneration.

Originally built for 25,000 residents, Bracknell is now home to a population of over 120,000, a number set to grow by 15% to 139,000 by 2036.¹ With property prices currently sitting at £387,118, Bracknell has seen price growth of nearly 249% over the last 20 years, a figure that continues to rise alongside demand.²

A major catalyst for this rapid expansion is the £770 million regeneration project Bracknell is undergoing, rejuvenating residential, commercial and retail spaces throughout the region. The regeneration plans extend to 2032 and will promote true urban living while adding vibrancy to the area, demonstrated by nearly 630,000 sq.ft of office space experiencing residential conversion during the planned regeneration.³

The jewel in the crown of Bracknell's transformation is The Lexicon. Designed in conjunction with multi-award winning architects Chapman Taylor, this iconic development highlights the potential within this elegant and understated town.

The Lexicon has transformed the centre into a vibrant retail and leisure destination as part of a £240 million

joint venture project between Legal & General Capital and Schroder UK Real Estate. Over 1 million sq.ft of high-end retail space has been created which boasts retailers such as Fenwick, Waitrose, Joules, L'Occitane and Marks & Spencer while featuring celebratory public realm spaces, arched glass vaulted walkways and festival plazas.

According to Antony Gibson from Romans, a leading Berkshire estate agent:

"A huge contributing factor to the increase in house prices is the recent regeneration of Bracknell town centre, leading to better facilities and more employment opportunities."

"It seems that buyers are realising now is an excellent time to move, whether they are first-time buyers, investors or current homeowners."

POPULATION OF OVER
120,000 WHICH IS SET TO
GROW BY 15% TO 139,000

£770 MILLION OF INVESTMENT
FOR REGENERATION PROJECTS IN
KEY COMMERCIAL, RESIDENTIAL AND
RETAIL SPACES



"IT SEEMS THAT BUYERS ARE REALISING NOW IS AN EXCELLENT TIME TO MOVE, WHETHER THEY ARE FIRST-TIME BUYERS, INVESTORS OR CURRENT HOMEOWNERS."



WAITROSE
& PARTNERS

Fenwick

M&S
EST. 1884

L'OCCITANE
EN PROVENCE

1. [HTTPS://WWW.BRACKNELLNEWS.CO.UK/NEWS/14535966-POPULATION-SET-TO-SKY-ROCKET-OVER-NEXT-20-YEARS/](https://www.bracknellnews.co.uk/news/14535966-population-set-to-sky-rocket-over-next-20-years/)

2. [HTTPS://WWW.ZOOPLA.CO.UK/HOUSE-PRICES/BRACKNELL/](https://www.zoopla.co.uk/house-prices/bracknell/)

3. [HTTP://KNIGHTFRANK.DIGITALMAGAZINES.ONLINE/M25-REPORT/P/9](http://knightfrank.digitalmagazines.online/m25-report/p/9)



M&S



WELCOME TO SILICON VALLEY - UK

A VITAL HUB FOR THE GLOBAL TECHNOLOGY INDUSTRIES IN THE UK, BRACKNELL IS A LEADER IN THE DIGITAL SECTOR AND A MAJOR CORNERSTONE IN THE UK'S SILICON VALLEY.

Local employment is driven by the world's most forward-thinking corporate companies including Honda, Fujitsu, Dell and Waitrose, occupying key commercial space and developing a talented professional workforce. With 86% of the population in employment, Bracknell is outperforming the national average by almost 12% (the national average last year was 74%). Nearly 55% of the working population in Bracknell are in Management or Director roles and with its position in the UK's Silicon Valley, Bracknell's technology sector has provided the basis for market growth, with 40% of office take up over the last 10 years dedicated to technology firms.

of tech industries, addressing the needs of a young, smart workforce that demand style and affordability alongside exceptional employment opportunities and direct connectivity.

Bracknell is in the top 10% of national productivity (GVA) with a prosperous local economy and an office sector that includes 450,000 sq.ft of office accommodation. As regeneration continues, an undersupply of traditional Grade A office provision has given way to vibrant co-working spaces one of which can be found in The Exchange Lab at The Grand Exchange.

RESIDENTS OF THE GRAND EXCHANGE WILL FLOURISH IN ONE OF 500,000 EASILY ACCESSIBLE JOBS ACROSS THE ENGINEERING, TECHNOLOGY AND FINANCIAL SECTORS

Bracknell has unrivalled access to some of the UK's largest cities including London and Reading, allowing residents of The Grand Exchange to

flourish in one of 500,000 easily accessible jobs across the engineering, technology and financial sectors. As part of the UK's thriving tech corridor, Bracknell is utilising its location to attract a world-class selection

Office rents are much more affordable in comparison to other Thames Valley locations, with headline rents in Bracknell sitting at around £25 per sq.ft while Reading and Maidenhead sit at £37 per sq.ft. According to Bracknell Forest Council, there is 'significant latent potential within the town centre for office development', particularly mixed-use accommodation that could adopt both commercial and residential projects.





**DELL
HEADQUARTERS**

With a head office in Bracknell, Dell is well placed to serve all major clients and customers up and down the UK.

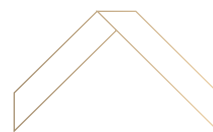


**ORACLE
HEADQUARTERS**

One of the largest technology companies in the world, Oracle's UK headquarters are located in Thames Valley Park, putting it at the forefront of the UK tech sector.

**FUJITSU
HEADQUARTERS**

With over 14,000 employees in the UK, Fujitsu is the largest Japanese employer in the country, providing cutting-edge tech solutions for businesses and organisations.



**MICROSOFT
HEADQUARTERS**

The UK headquarters of the technology giant are located in Reading, a five-building campus that acts as the main hub for Microsoft in the country just 22 minutes from Bracknell.



WELCOME TO LIMITLESS CONNECTIVITY

Bracknell's transport connections are expanding and improving every day due to a wave of regeneration throughout the town. Rail connections to key destinations across the South East have improved, thanks to Bracknell's newly-enhanced train station which sits just two minutes walk from The Grand Exchange, directly connecting residents to Reading in 22 minutes and London Paddington in 56 minutes.

Road connections have also been improved, directly affecting the M3 and M4 connections. With Heathrow Airport just 30 minutes away, The Grand Exchange offers limitless connectivity for each and every resident, creating direct links to domestic and international hotspots. As a prime commuter destination, Bracknell is an attractive location for ambitious professionals that will only grow with infrastructure developments such as Crossrail, Western Rail Access and the expansion of Heathrow Airport.

TRAIN FROM BRACKNELL MINUTES

WOKINGHAM	11
READING	22
WINDSOR	23
FARNBOROUGH	27
WEYBRIDGE	35
LONDON PADDINGTON	56
WOKING	60

DRIVE

WOKINGHAM	6
READING	23
HEATHROW	24
WOKING	26
WEYBRIDGE	26
FARNBOROUGH	39
WINDSOR	50

22



THE BEST WAY TO
PREDICT THE FUTURE
IS TO CREATE IT

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WELCOME TO THE FUTURE

The Grand Exchange, a game-changing development for Bracknell and the wider tech corridor, brings forward-thinking luxury to a dynamic and vibrant town. A haven for ambitious professionals based in and around the UK's Silicon Valley, The Grand Exchange will deliver elegant styling, expansive windows, private security features and world-class amenities.

Sophisticated penthouse-style residences designed specifically for the modern tenant, clean contemporary lines epitomise luxury living while Juliette balconies and floor-to-ceiling sliding windows offer new perspectives. The Grand Exchange's stunning design joins with smart living to create a truly iconic lifestyle.

At the heart of the development is The Garden Room, an expansive atrium that acts as a tranquil space to relax, unwind and entertain guests, friends and family. Inspired by contemporary architecture, The Garden Room features double-height floor-to-ceiling windows which exude style and flood the space with natural light. Innovative interior design enhances this communal area, creating a truly modern space that residents can make their own.

Iconic living and world class amenities can be seen throughout The Grand Exchange's communal areas, from the loft-style collaborative working space to the exclusive Life-Club Gym and landscaped private gardens. Every aspect of The Grand Exchange reflects the ambition and sophistication of its residents. Integrated solar panels provide renewable energy while smart appliances are creating a new standard in residential living. Secure undercroft parking with electric car charging points provides a smart, safe and convenient way to park and charge, while intercom entry systems give residents added peace of mind.

The Grand Exchange's residents will have exclusive access to the resident's-only concierge app, ensuring premium lifestyle amenities are always to hand. The app will feature exclusive premium offers for travel services as well as shopping and dining. The resident app can also be used to book the exclusive facilities located around the development, ensuring even the busiest professional is catered for.

The Grand Exchange is the future of investment - designed from the ground up to deliver refined, ultra-modern living.

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

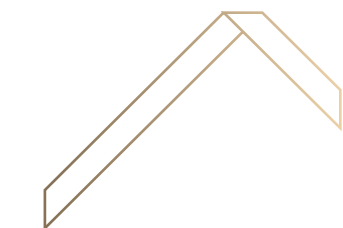


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THE GARDEN ROOM

The Garden Room is a perfect place for residents in The Grand Exchange to unwind and entertain family, friends and guests. An expansive atrium that features double-height, floor-to-ceiling windows, exuding elegance and style. Inspired by contemporary architecture with a feature green wall, The Garden Room perfectly balances natural elements and modern design to create a relaxing area that residents can make their own. Utilising innovative interior design to create a tranquil, truly unique space at the heart of the development, The Grand Exchange is setting itself apart as the new icon for Bracknell.



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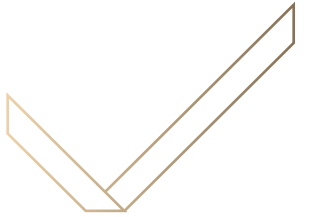


TREATMENT ROOMS

Private treatment rooms are the perfect space for residents to book their own preferred external therapist but still enjoy the relaxing environment of a spa treatment room. They are the perfect destination for some 'you time', taking away the hustle and bustle of everyday life. A unique sanctuary in the heart of The Grand Exchange.



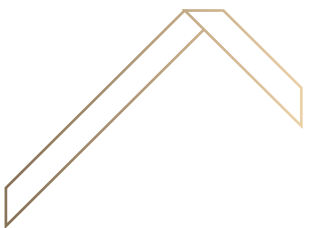
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THE LEXICON CLUB

A beautiful space exclusively available for residents of The Grand Exchange. The Lexicon Club is a private event space that can be booked via the exclusive resident's app for events or high-level meetings. Designed to reflect the luxurious, contemporary style seen throughout the wider development, this space features floor-to-ceiling windows showcasing spectacular views of the surrounding area and interior design guaranteed to make a memorable impression.

The Lexicon Club is the perfect space to host dinner parties for up to twenty guests and also allows the opportunity for private catering.





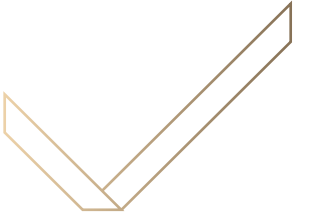
THE LIFE-CLUB

Health and fitness are no longer all about cardio and weights but a much more 360° holistic approach. The Life-Club provides the perfect balance between well-being and working up a sweat all under one roof. Situated next door to The Garden Room, residents can enjoy a workout using state-of-the-art equipment or by practising yoga in front of studio mirrors followed by a cup of coffee with friends.

The Life-Club is the perfect space for the health-conscious resident.



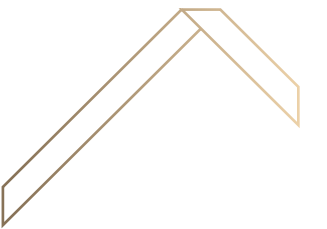
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THE EXCHANGE LAB

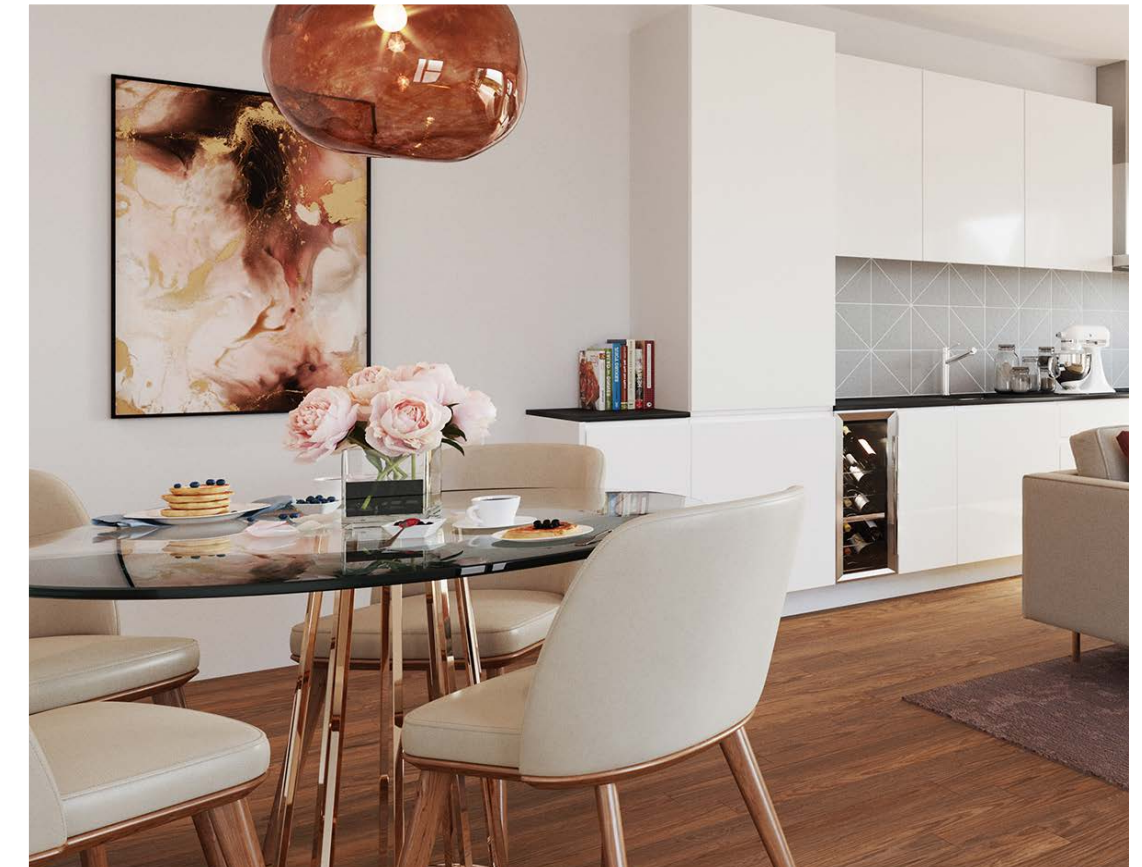
A contemporary co-working space in The Grand Exchange, ideal for the professional resident that needs to stay connected. Inspired by New York loft-style interior design, The Exchange Lab will be a hub of creativity and productivity where ideas can grow and be shared amongst like-minded individuals.

This collaborative working hub is built for the technology professionals that will live at The Grand Exchange, adapting to the 'work-from-home' lifestyle that is becoming more prevalent amongst forward-thinking industries. The Exchange Lab provides quality facilities nestled amongst a creative and ambitious workspace.





THE RESIDENCES



THE RESIDENCES

Every apartment in The Grand Exchange is designed to the highest standard of quality, providing ample open-spaces flooded with natural light to create a warm and contemporary atmosphere where residents can succeed and flourish. Smart appliances are fitted 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.

The Grand Exchange is a game changer for Bracknell, a prime development that will provide luxurious, spacious apartments designed for the ambitious workforce the town is home to.

181 APARTMENTS | 67 TWO BEDROOM

106 ONE BEDROOM | 8 STUDIO



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THE GRAND EXCHANGE

THE OVERVIEW

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

20%

Thanks to a prime location and the strength of the upcoming market, The Grand Exchange is anticipating 20% capital growth for investors.

THE SPECIFICATION

AMENITIES

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

CONCIERGE AND SECURITY

- 24-Hour 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/dryer, dishwasher, fridge, freezer and combination microwave oven

Full furniture and accessory packs are available

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 with 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 lounge
- Telephone/data points to 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

TECHNOLOGY

- Residents-only app to book private spaces, treatment rooms and access exclusive amenities

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ABOUT THE DEVELOPER

SevenCapital is one of the largest privately owned real estate investment and development companies in the UK, operating across residential, commercial and hospitality sectors.

Since launch, the group has built an exciting portfolio of projects with a value in excess of £2.1 billion, spanning more than 7.83 million square feet and employing more than 130 dedicated property and construction professionals.

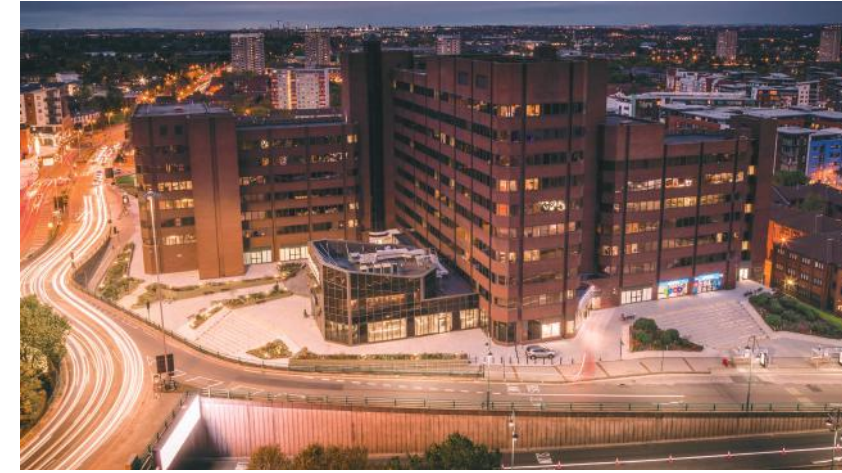
SevenCapital's residential specialism is in transforming commercial spaces in key city centre locations into stunning residential apartments as well as building brand new apartment complexes in equally desirable locations.

We are dedicated to offering first-class customer service. We provide a fully managed "hands off" investment service with 60 full time staff dedicated to making the investment experience as easy and convenient as possible.

We are investors ourselves and we understand the high level of customer service our Investors need. As such our customer service operation is award-winning, and you can rest assured that as an investor with SevenCapital, you will be taken care of at every step of the way.

We are a financially strong and experienced property developer, with our own construction company Colmore Tang, and an extensive portfolio spanning the residential, commercial and hospitality sectors.

Established in 2009, the company has gone from strength to strength and, in addition to offices in London and Birmingham, SevenCapital now has offices in Dubai, Hong Kong, South Africa and plans for further expansion.



A development by

SevenCapital

www.sevencapital.com

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