



THE GRAND
EXCHANGE



WELCOME TO
THE FUTURE

Computer generated image of The Grand Exchange is indicative only.



A LANDMARK DEVELOPMENT

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

WITH A WIDE RANGE OF HIGH-QUALITY
FACILITIES AND ENVIABLE COMMUTER LINKS
INTO LONDON IN UNDER AN HOUR, THE GRAND
EXCHANGE IS IDEAL FOR PROFESSIONALS
LOOKING TO GET ONTO OR MOVE UP THE
PROPERTY LADDER.

Computer generated image of The Grand Exchange is indicative only.



6

7

THE GRAND EXCHANGE

THE GRAND EXCHANGE

VIBRANT & CONVENIENT

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.

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

A PERFECT OASIS FROM THE HUSTLE AND BUSTLE OF MODERN 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."



WAITROSE
& PARTNERS

Fenwick

M&S
EST. 1884

L'OCCITANE
EN PROVENCE



M&S



PRIMELY POSITIONED

WALK		MINUTES	TRAIN FROM BRACKNELL		MINUTES
ODEON		3	WOKINGHAM		6
THE LEXICON		4	ASCOT		7
BRACKNELL TRAIN STATION		5	READING		20
BRACKNELL BUS STATION		5	CAMBERLEY		33
		35	GUILDFORD		48
DRIVE			WINDSOR & EATON RIVERSIDE		52
WESTMORLAND PARK		6	LONDON PADDINGTON		52
ASCOT RACECOURSE		10	LONDON WATERLOO		62
MILL RIDE GOLF & COUNTRY CLUB		13	TRAIN FROM MARTINS HERON		
GUILDFORD		16	ASCOT		4
ROYAL ASCOT GOLF CLUB		13	WOKINGHAM		9
DINTON PASTURES COUNTRY PARK		16	READING		23
WINDSOR CASTLE		21	CAMBERLEY		30
READING		22	WINDSOR & EATON RIVERSIDE		49
LONDON HEATHROW		25	GUILDFORD		51
			LONDON PADDINGTON		55
			LONDON WATERLOO		59

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



The background is a detailed, high-resolution image of a marbled surface, likely a stone or marble. It features intricate, swirling patterns in shades of beige, tan, and light brown, with some darker brown and greyish tones. The patterns are organic and fluid, creating a sense of depth and texture. Overlaid on this background is the text "THE AMENITIES" in a clean, white, sans-serif font. The text is centered horizontally and vertically, with a slight shadow or drop effect that makes it stand out against the complex background.

THE AMENITIES

Computer generated image of The Grand Exchange is indicative only.



THE EPITOME OF MODERN LIVING

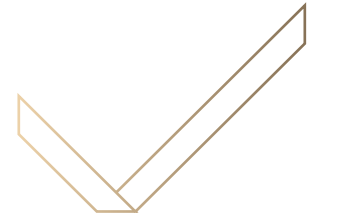
A HAVEN FOR AMBITIOUS PROFESSIONALS, THE GRAND EXCHANGE DELIVERS ELEGANT STYLING, PRIVATE SECURITY AND WORLD-CLASS AMENITIES.

Sophisticated residences designed specifically with the modern buyer in mind, each property boasts exquisite design, light and spacious interiors with expansive windows and Juliette balconies. The residences at The Grand Exchange offer much more than just a home – they also provide an aspirational lifestyle for residents.

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

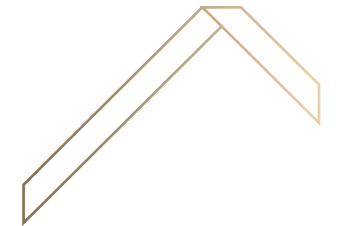


Computer generated image of The Grand Exchange is indicative only.



RELAX 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.





WORKOUT 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.

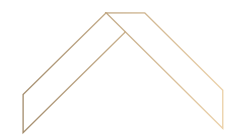
Offering the ideal space for the health-conscious resident, tenants can enjoy a workout using the club's state-of-the-art equipment or practice yoga in front of studio mirrors.





**RECHARGE
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 ideal destination to enjoy some 'me time', taking away the stresses of everyday life and providing a unique sanctuary at the heart of The Grand Exchange.





REINVENT 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 built for technology professionals who are proud to call The Grand Exchange 'home', allowing them to benefit from a better work-life balance which is becoming more prevalent amongst forward-thinking industries.





ENTERTAIN 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 for events or high-level meetings.

Designed to reflect the high-end, contemporary style seen throughout the wider development, the 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 ideal space to host dinner parties for up to 20 guests and allows the opportunity for private catering.





THE RESIDENCES



CONTEMPORARY DESIGN

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.

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.





The image features a complex, organic marbled pattern in shades of beige, tan, and light brown. The pattern consists of swirling, concentric, and irregular shapes that resemble natural stone or mineral deposits. The overall effect is a rich, textured background. Centered horizontally and slightly below the vertical midpoint is the word "FLOORPLANS" in a clean, white, sans-serif font. The text is large and clear, standing out against the busy, multi-toned background.

FLOORPLANS

SITE PLAN



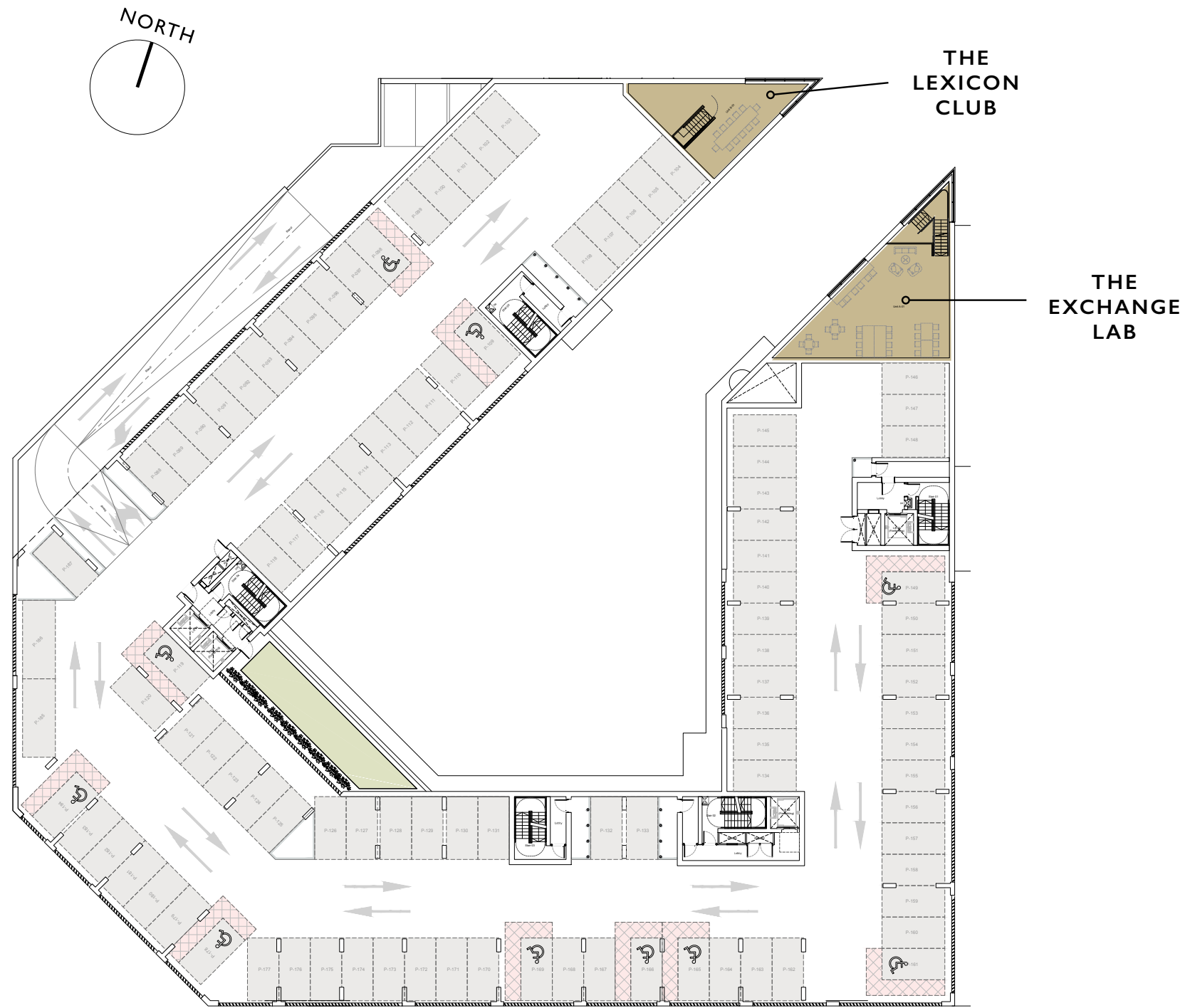
GROUND FLOOR

CAR PARKING LEVEL 1



THE GRAND EXCHANGE
FIRST FLOOR
CAR PARKING LEVEL 2

Amenities 



40

40

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE SECOND FLOOR

- Amenities
- Studio
- One Bedroom
- Two Bedroom
- Private Terrace



10
9
8
7
6
5
4
3
2
1
G

AVAILABLE APARTMENTS

Unit Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
109	2	294	784
113	1	n/a	555
118	2	87	798
119	1	n/a	555
120	1	n/a	555
121	1	n/a	555
123	1	n/a	555

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE
THIRD FLOOR

- Studio
- One Bedroom
- Two Bedroom
- Private Terrace



42

42

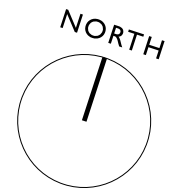
10
9
8
7
6
5
4
3
2
1
G

AVAILABLE APARTMENTS

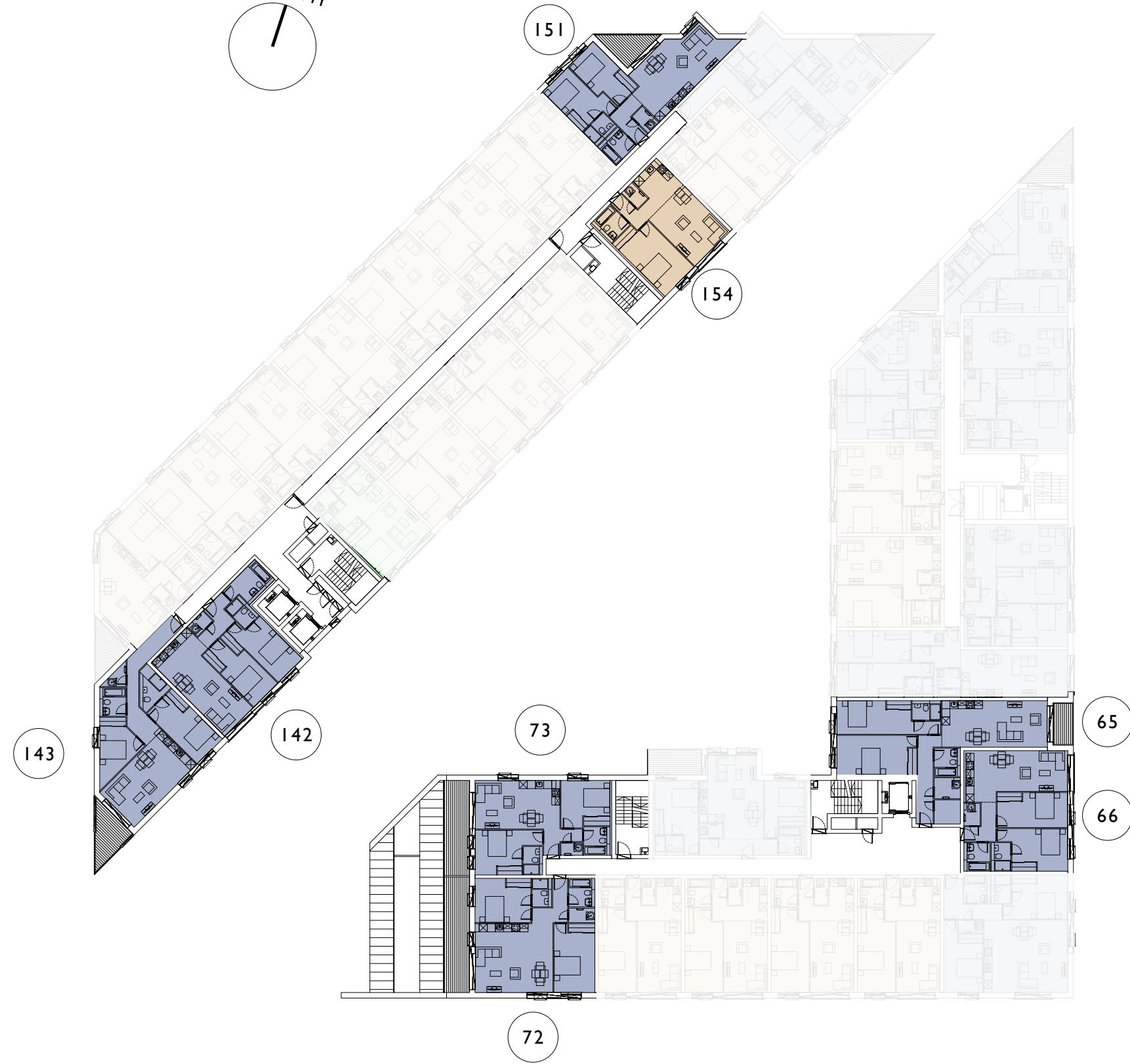
Unit Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
125	2	n/a	727
126	2	86	784
134	2	68	706
135	2	87	772
136	1	n/a	555
137	1	n/a	555
138	1	n/a	555
140	1	n/a	555

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE FOURTH FLOOR



- Studio
- One Bedroom
- Two Bedroom
- Private Terrace



43

43

10
9
8
7
6
5
4
3
2
1
G

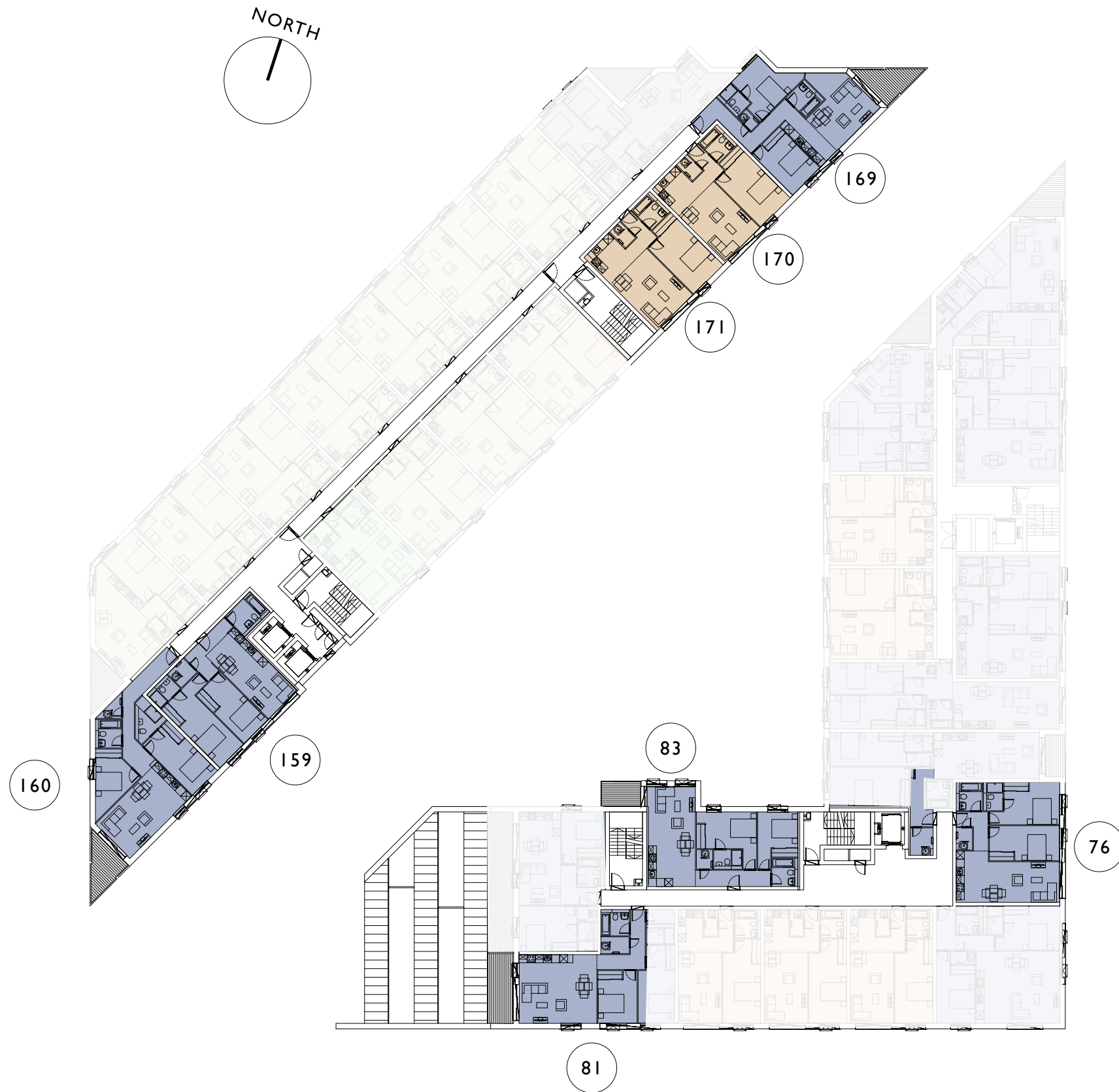
AVAILABLE APARTMENTS

Unit Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
65	2	50	890
66	2	n/a	731
72	2	172	797
73	2	142	665
142	2	n/a	727
143	2	87	784
151	2	68	706
154	1	n/a	555

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE FIFTH FLOOR

- Studio
- One Bedroom
- Two Bedroom
- Private Terrace



44

44

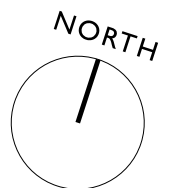
10
9
8
7
6
5
4
3
2
1
G

AVAILABLE APARTMENTS

Unit Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
76	2	n/a	731
81	2	104	822
83	2	60	727
159	2	n/a	727
160	2	87	784
169	2	87	772
170	1	n/a	555
171	1	n/a	555

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE SIXTH FLOOR



- Studio
- One Bedroom
- Two Bedroom
- Private Terrace

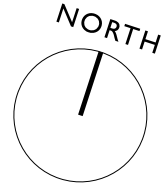
AVAILABLE APARTMENTS

Unit Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
48	2	n/a	765
49	1	n/a	549
50	1	n/a	549
51	2	68	656
52	2	86	753
53	2	n/a	802
84	2	n/a	1,017
85	2	n/a	849
86	2	n/a	704
93	1	81	612
176	2	n/a	727
185	2	68	706
186	2	87	798
187	1	n/a	555
188	1	n/a	555
192	Studio	n/a	410

10
9
8
7
6
5
4
3
2
1
G

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE
SEVENTH FLOOR



- Studio
- One Bedroom
- Two Bedroom
- Private Terrace

46

46

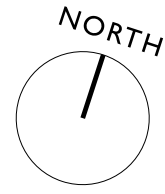
AVAILABLE APARTMENTS

	Unit Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
10				
9				
8	94	2	n/a	964
7	95	2	n/a	809
6	96	2	n/a	704
5	97	2	n/a	755
4	99	2	n/a	805
3	193	2	n/a	727
2	203	2	87	772
1	204	1	n/a	555
G	205	1	n/a	555
	206	1	n/a	555
	207	1	n/a	555

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE EIGHTH FLOOR

- Studio
- One Bedroom
- Two Bedroom
- Private Terrace



AVAILABLE APARTMENTS

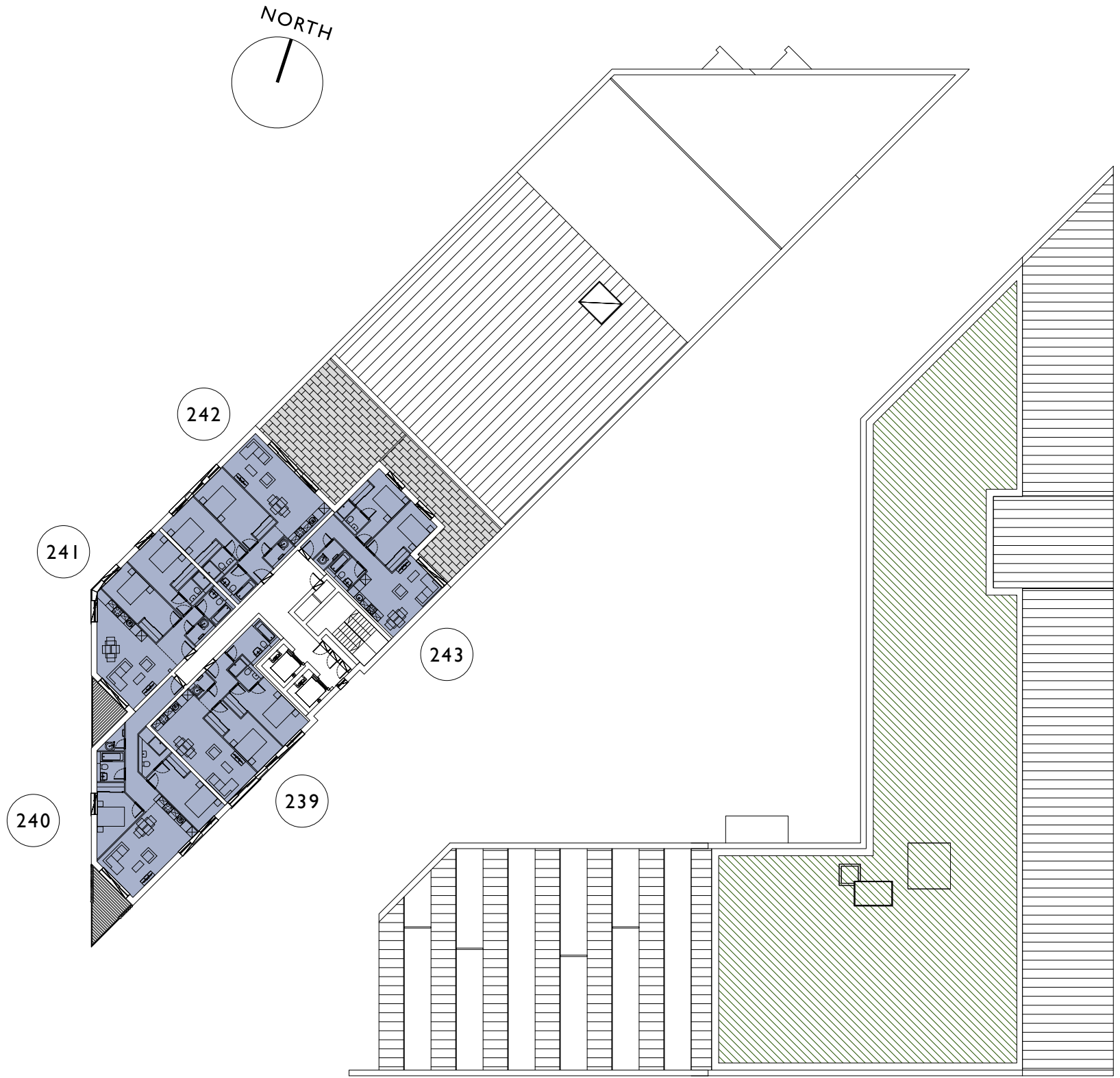
Unit Number	Bedrooms	Terrace (sq.ft)	Area (sq.ft)
60	1	102	774
61	2	n/a	699
62	1	n/a	549
63	2	68	656
64	2	89	1,043
102	2	n/a	799
104	2	101	707
105	2	n/a	805
107	2	157	778
210	2	n/a	727
211	2	87	784
222	1	n/a	555
223	1	n/a	555
224	1	n/a	555
225	1	n/a	555

10
9
8
7
6
5
4
3
2
1
G

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

THE GRAND EXCHANGE
TENTH FLOOR

- Studio
- One Bedroom
- Two Bedroom
- Private Terrace



48

48

10
9
8
7
6
5
4
3
2
1
G

AVAILABLE APARTMENTS

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

Plans are drawn to the best of our knowledge at the time of brochure production. Plans are liable to small changes.

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

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 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



Computer generated image of The Grand Exchange is indicative only.



THE GRAND EXCHANGE

WHY CHOOSE THE GRAND EXCHANGE?

1 / QUALITY DESIGN

Studios, one and two bedroom apartments

2 / LONDON COMMUTER BELT

Almost half the average price of London property with potential to achieve almost double the yield

3 / FLEXIBLE LIVING

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

4 / RESIDENTS FACILITIES

Unrivalled facilities available to all residents

5 / 2023 OCCUPATION

Estimated completion by 2023

6 / STRONG INVESTMENT

Available to purchase off-plan

7 / SECURE UNDERGROUND PARKING

Available by separate negotiation

8 / STRONG YIELDS FOR INVESTOR PURCHASERS

2.21% higher yields than neighbouring Reading

THE GRAND EXCHANGE

Computer generated image of The Grand Exchange is indicative only.



ABOUT SEVENCAPITAL

SevenCapital is a leading UK real estate development company, specialising in large scale mixed-use, residential and commercial schemes across London, the South East and Birmingham.

Since launch, the Group has built an exciting portfolio of projects with a value in excess of £2 billion, spanning more than 7 million square feet.

One of the fastest growing companies in Britain, listed consecutively in the London Stock Exchange's annual list of '1000 Companies to Inspire Britain'.

SevenCapital own and manage all developments from end-to-end, ensuring high standards and world class quality at every stage. Notably, SevenCapital owns and developed the four-star Park Regis Hotel in Birmingham city centre, which is run by Switch Hospitality Management.

Key apartment projects include the recently completed flagship St Martin's Place development, St George's Urban Village, The Kettleworks, The Quadrant and Fabrik Square, amongst others.

SevenCapital also boasts customer rating 'excellent' on Trustpilot.

A development by

SevenCapital

www.sevencapital.com

For more information, please contact us on

+44 (0) 121 233 4433

www.sevencapital.com

 @sevencapital  /SevenCapitalPlc

London
97 Park Lane
Mayfair
London
W1K 7TG

Tel: +44 (0) 207 659 4400

Birmingham
112 Colmore Row
Birmingham
B3 3AG

Tel: +44 (0) 121 233 4433

DISCLAIMER: In accordance with the Misrepresentation Act 1967, the Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008, the details contained in this brochure do not form part of any specification or contract. While the information has been prepared in good faith, all and any such responsibility and liability is expressly disclaimed by SevenCapital and its agents. Any buyer must satisfy themselves by inspection or otherwise as to the accuracy of any information given. This brochure has been prepared for the exclusive use and benefit of the person to whom it was given by the seller and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this brochure should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

SevenCapital