



N°1

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, super 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.

THIS IS A PLACE TO *recharge,*
reinvest **AND BE INSPIRED - THIS IS**
LIFE *without* **BOUNDARIES.**

GROWTH WITHOUT BOUNDARIES

Bracknell is a prime example of a London commuter belt hotspot – 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.

Growing an average of 2.5 times faster than the wider economy, Bracknell is being transformed by technology and the fast-paced digital landscape. Apartments in the region have already seen prices rise by 30.5% in the last 5 years according to Zoopla and with Knight Frank forecasting a further 17% growth by 2024, No.1 Thames Valley represents a strong investment choice.

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. 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.

A major catalyst for this rapid expansion is the progressive regeneration project Bracknell is undergoing, attracting over £770 million of investment and dedicated to 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. Nearly 630,000 sq.ft of

office space has been subject to residential conversion and luxury new build planning during the project, demonstrating demand for central residential units and the growing confidence in the area.

The jewel in the crown of Bracknell's transformation is The Lexicon, an iconic development designed by multi-award winning architects and recent winners of 'Luxury Project of the Year', Chapman Taylor. A £240 million joint venture project between Legal & General Capital and Schroder UK Real Estate, The Lexicon has transformed the centre of Bracknell into a vibrant retail and leisure destination.

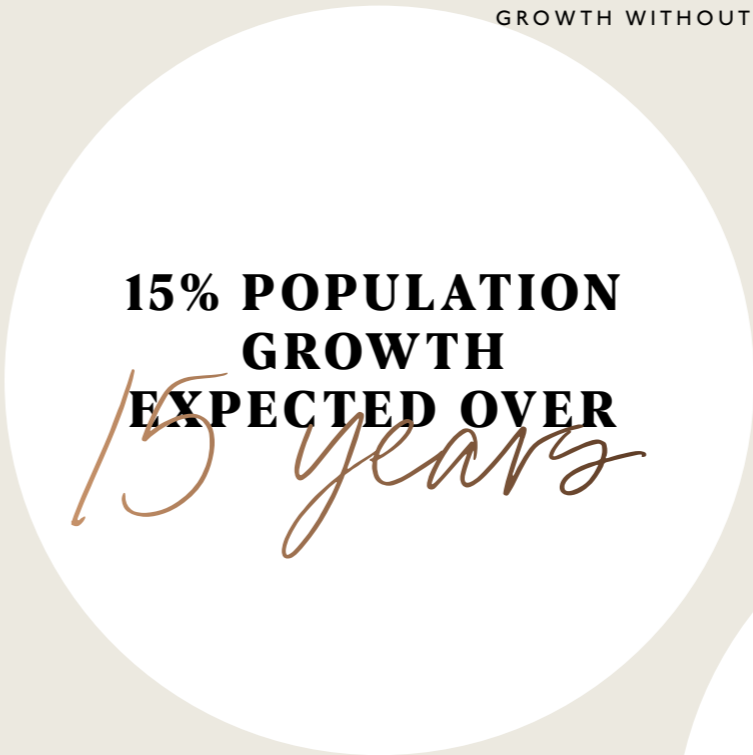
Over 1 million sq.ft of high-end retail space has been created which boasts retailers such as Fenwick, Waitrose, Joules, L'Occitane and Marks & Spencer, while also featuring celebratory public realm spaces, arched glass vaulted walkways and festival plazas.

The Lexicon is a truly revolutionary development for investors and residents in Bracknell, a key representation of the transformation the town is seeing, directly highlighting the potential within this elegant and understated town.

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."

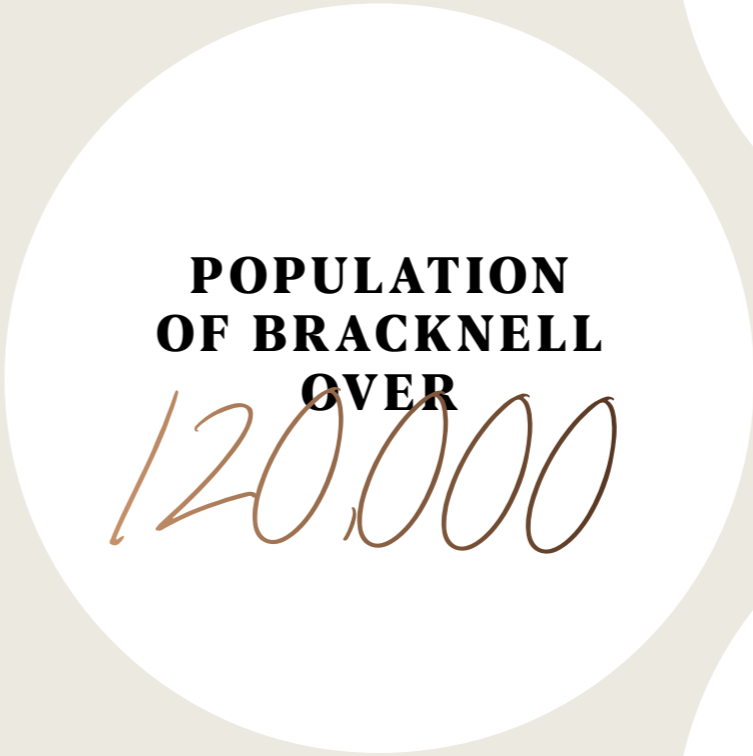


**15% POPULATION
GROWTH
EXPECTED OVER**

15 years



259%
**PROPERTY
PRICE GROWTH
OVER PAST 20
YEARS**



**POPULATION
OF BRACKNELL
OVER**

120,000



£770m
**REGENERATION
PROJECT
TRANSFORMING
THE REGION**





FUTURE WITHOUT BOUNDARIES

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 a number of the world's most forward-thinking corporate companies including Honda, Fujitsu, Dell and Waitrose, occupying key commercial space to develop 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 50% of the working population in Bracknell are in Management or Director roles and with its position in the UK tech corridor, Bracknell's technology sector has provided the basis for market growth, with 40% of office takeup over the last 10 years dedicated to technology firms.

With unrivalled access to some of the UK's largest cities including Reading and London, residents of No. 1 Thames Valley will 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 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.

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.

500,000
**EASILY ACCESSIBLE
 JOBS ACROSS THE UK'S
 TECH CORRIDOR**

NETGEAR

Honeywell

DELL



vodafone

FUJITSU

AVIS

HITACHI

3M

HONDA



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.



DELL
Headquarters

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



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.

CONNECTED WITHOUT BOUNDARIES

UNRIVALLED CONNECTIVITY

Just 12 miles from Reading and 28 miles from central London, Bracknell is an attractive location for ambitious professionals that want to maximise career opportunities in the South East, enjoying the ultra-modern lifestyle of No.1 Thames Valley while benefitting from lower rental pricing. Connecting directly to Reading in 22 minutes and London Paddington in 51 minutes, Bracknell's newly-enhanced train station is easily accessible from No. 1 Thames Valley.

Bracknell's infrastructure is also benefitting from the regeneration programs, with transport connections expanding and improving every day. Rail connections to London, Reading and Basingstoke have been enhanced, while connections to the M3 and M4 motorways are also being improved. With Heathrow Airport just 30 minutes away, No.1 Thames Valley offers limitless connectivity for each and every resident. As a prime commuter destination, Bracknell is reshaping its future and will benefit from major infrastructure developments such as Crossrail and Western Rail Access, creating more direct links to key destinations in the South and reducing travel times.

22
MINUTES TO READING

24
MINUTES TO HEATHROW

51
MINUTES TO PADDINGTON

TRAIN FROM BRACKNELL STATION

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

DRIVE

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

STYLE WITHOUT

Set over three floors and surrounded by private landscaped gardens, No.1 Thames Valley features 101 stylish open-plan executive suites and 29 sumptuous one-bedroom apartments - meticulously crafted to meet the needs of the modern executive.

Expansive windows flood light into each and every apartment, highlighting flexible modern living spaces and echoing the triple-height glass atrium that gives No.1 Thames Valley such a striking first impression.

Built-in appliances and contemporary fittings make life a breeze for the residents that call No.1 Thames Valley home. Private parking with electric car-charging points provides a smart, safe and convenient way to park and charge, while intercom entry systems offer security and peace of mind.

Within walking distance of the development is a host of restaurants, bars and vibrant shopping locations, providing all of the amenities that the modern renter wants on their doorstep and ideal for those that want to be at the heart of a fast-growing destination.

No.1 Thames Valley epitomises the stylish and flexible living that is so popular in the current rental market, delivering a truly modern lifestyle that was once reserved for capital city developments - a unique life without boundaries that Bracknell's residential landscape has never seen before.

130
EXECUTIVE
SUITES AND
ONE BEDROOM
APARTMENTS







20

21



INVESTMENT

Summary

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.

LIMITLESS CONNECTIVITY

22 MINUTES

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

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.

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.

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.

CAPITAL GROWTH

14.8%

JLL forecasts 14.8% price growth in the South-East by 2024, thanks to a prime location and the strength of the upcoming market.









APARTMENT Specification

FACILITIES & SECURITY

- Communal landscaped outdoor space for residents
- 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

LIFTS

- Resident lifts serve all residential levels

RECEPTION

- Spacious reception area with bespoke features including stone flooring residents and guests
- Secure mailboxes adjacent to each atrium
- Feature lighting

KITCHEN

- Sleek, handle-less matte finish fitted kitchen
- Composite worktops with upstand
- Built-in extractor
- 4 zone induction hob
- High-quality stainless steel sink with premium mixer tap
- Dishwasher, fridge, freezer, combination microwave oven and washer/dryer (Located in cupboard for studio apartments)

Full furniture and accessory packs are available

BATHROOMS

- Vanity unit with in-built storage
- Glass shower screen
- Heated chrome finished towel rails
- Shower fittings with thermostatic controls, all with stainless steel finish
- Hand wash basins with a single mixer Hansgrohe chrome 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 mirrored wardrobes with sliding doors
- Fitted clothes rail and shelf

APARTMENT FINISHES

- Hardwood veneered internal doors
- Brushed stainless steel and chrome ironmongery throughout
- Brushed stainless steel chrome switches and sockets to main living areas
- Wood effect flooring throughout lounge, kitchen and hallways
- Fitted carpets to bedrooms in one bedroom apartments
- Wood effect flooring throughout studio apartments.
- Porcelain tiled flooring with co-ordinating wall tiles to bathroom

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

GUARANTEE

- 10 year CML compliant warranty provided by Checkmate

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, Singapore and plans for further expansion.



A development by

SevenCapital

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