

TWO MAIDENHEAD OFFICE PARK.

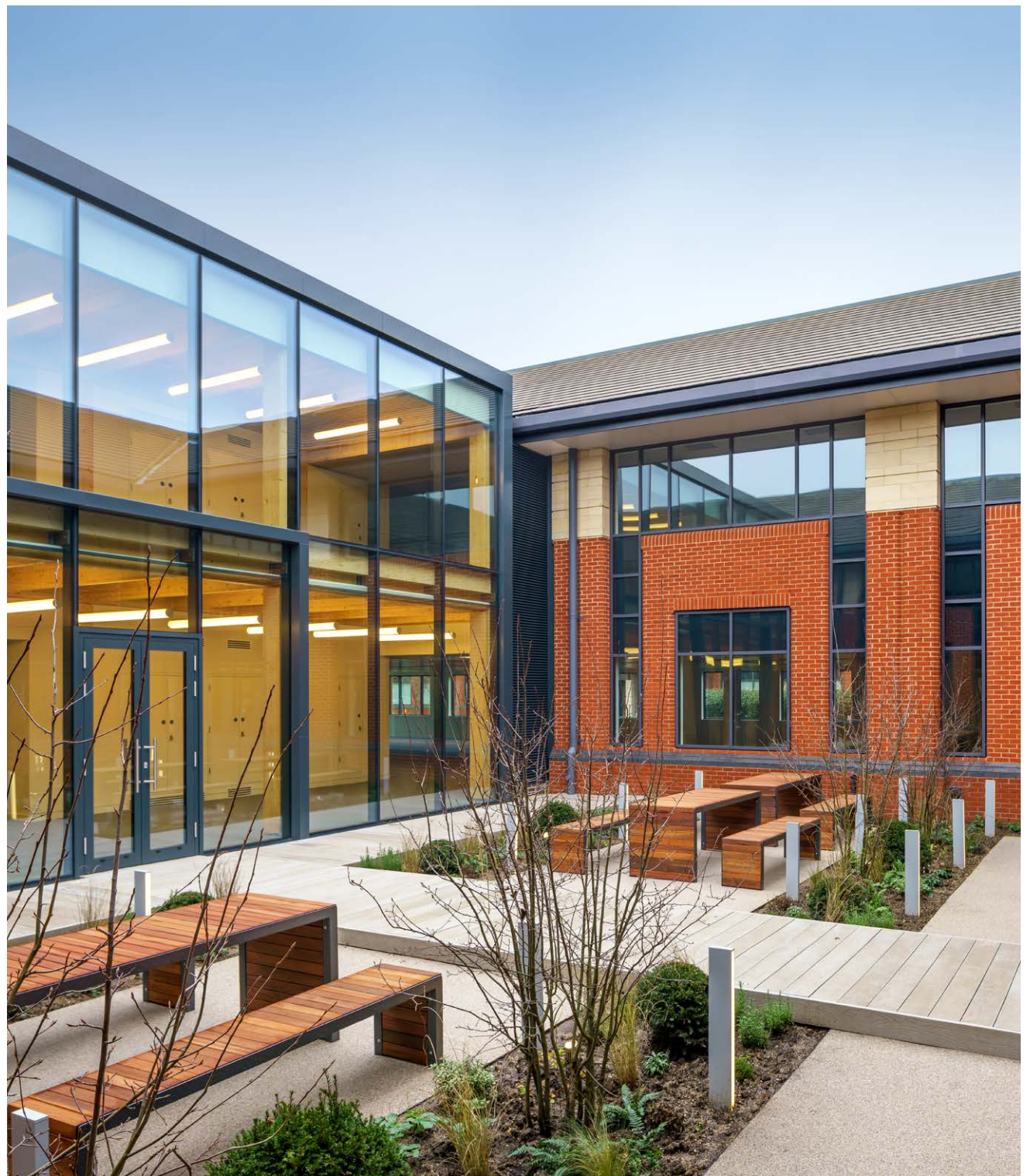
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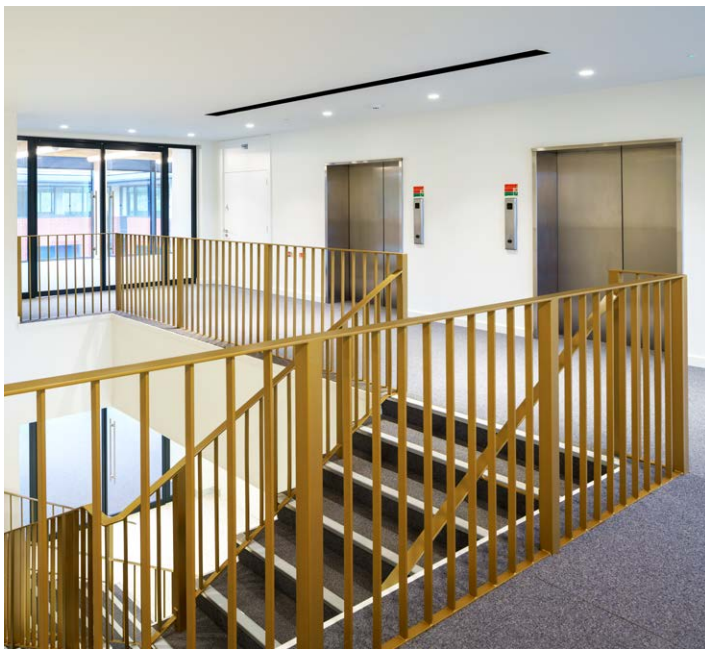
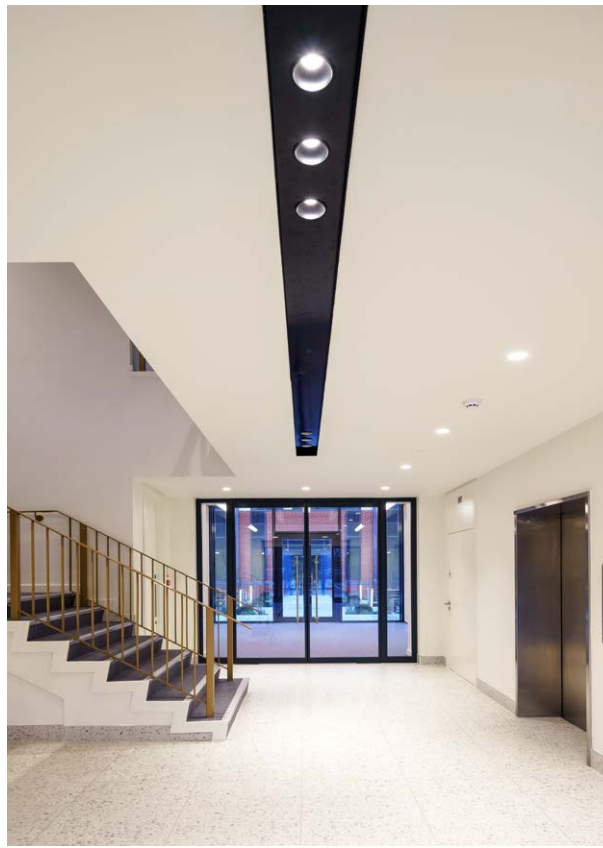
Up to 37,519 sq ft of Newly Refurbished Office Space



TWO MAIDENHEAD OFFICE PARK.

This striking office building has been refurbished to create high quality accommodation with large floor plates. The offices overlook the beautifully landscaped park grounds and internally your business will have the benefit of a central private courtyard promoting wellbeing in the workplace. Re-locating your business here will allow you to be in a sought after location with excellent transport links and unrivalled parking.







BUILDING SPECIFICATION.

- ▣ New extension with full height glazing facing the landscaped internal courtyard
- ^ New entrance canopy with feature hardwood soffit
- 💡 Suspended metal tile ceilings with energy efficient LED lighting
- ↑ Raised access floors with new carpet tiled finish
- 🪑 Occupation density of 1:10 sq m, with the ability to increase up to 1:8 sq m
- 🪑 Corian vanity tops with counter mounted basins
- 💧 Mirror units with feature lighting and integrated warm air driers and soap dispensers
- 🚻 Flush cubicle system
- 🌿 New soft landscaping
- 🌿 Decking and bound gravel surfaces with hardwood external furniture
- 🚗 200 car parking spaces reflecting a ratio of 1:188 sq ft
- ⚙️ Office space served by ceiling mounted ability fan coil system serving via 4 pipe LPHW heating and chilled water pipework
- ❄️ VRF heat pump units providing cooling and heating to new ground and first floor office extension in courtyard area
- 💡 Office lighting full LED daylight fittings, LG7 compliant lighting system
- 🚗 2 no.10 person passenger lifts and a goods / passenger lift in the rear core



TOTAL

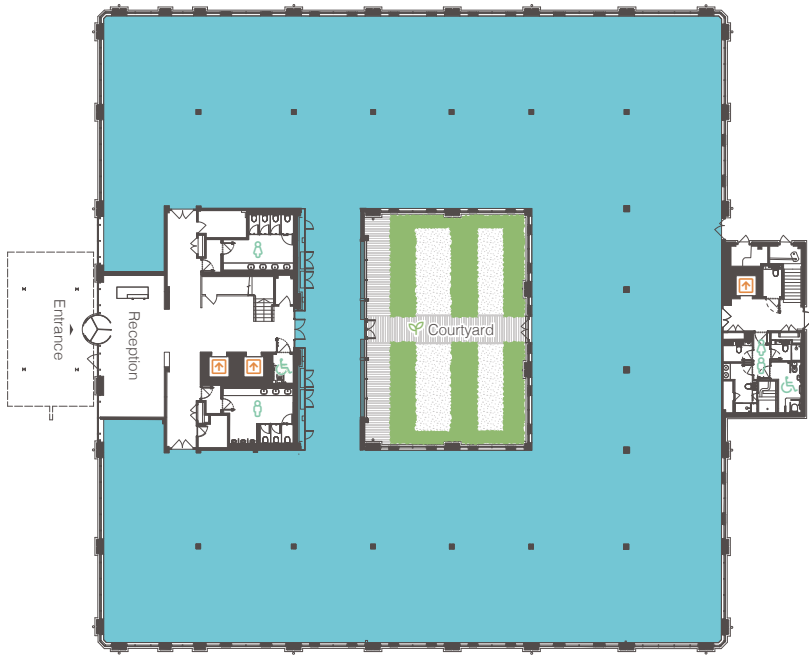
37,519 SQ FT (3,485.6 SQ M).

Accommodation	sq ft	sq m
Ground Floor Reception	525	48.8
Ground Floor Office	18,457	1,714.7
First Floor Office	18,537	1,722.1
TOTAL	37,519	3,485.6

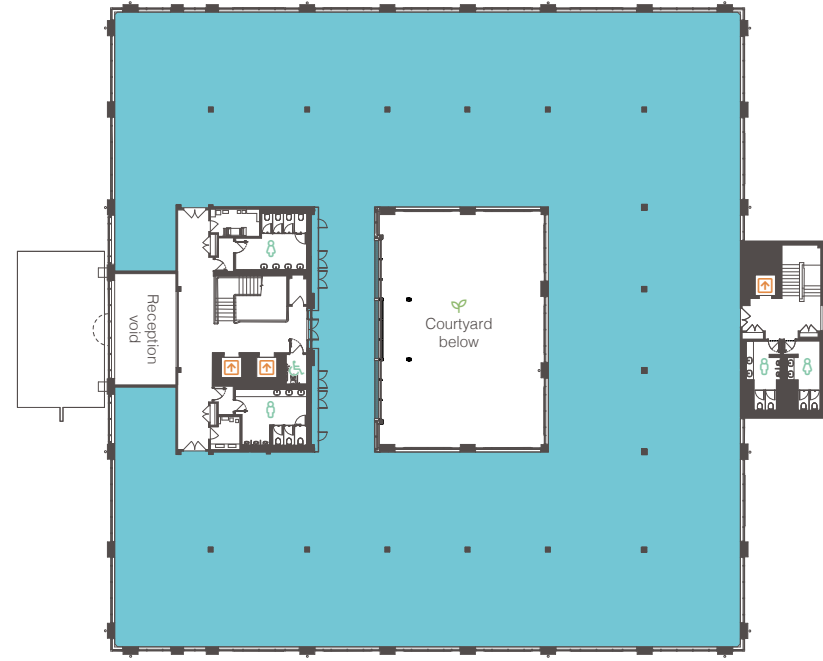
Floor areas measured on an NIA basis

(Plans not to scale)

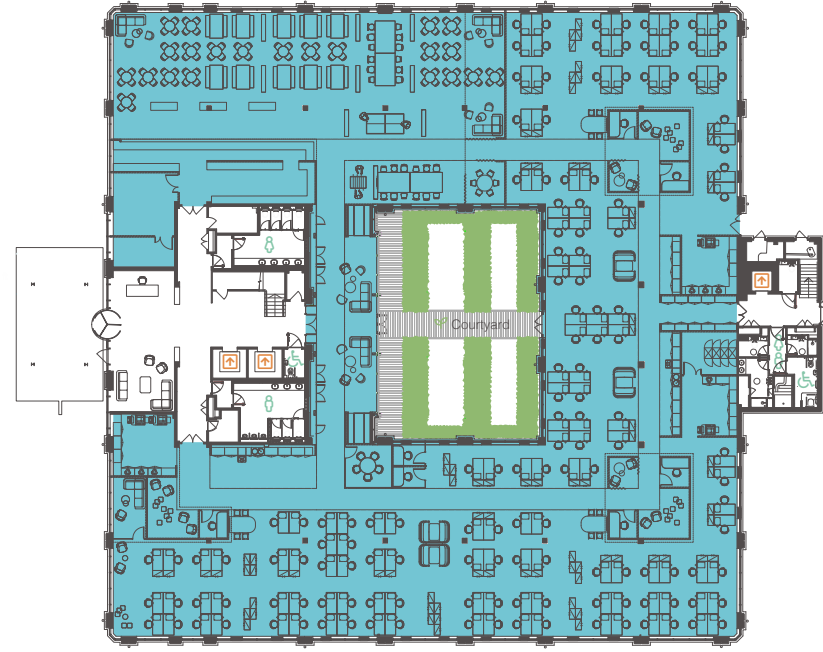
Ground Floor Plan

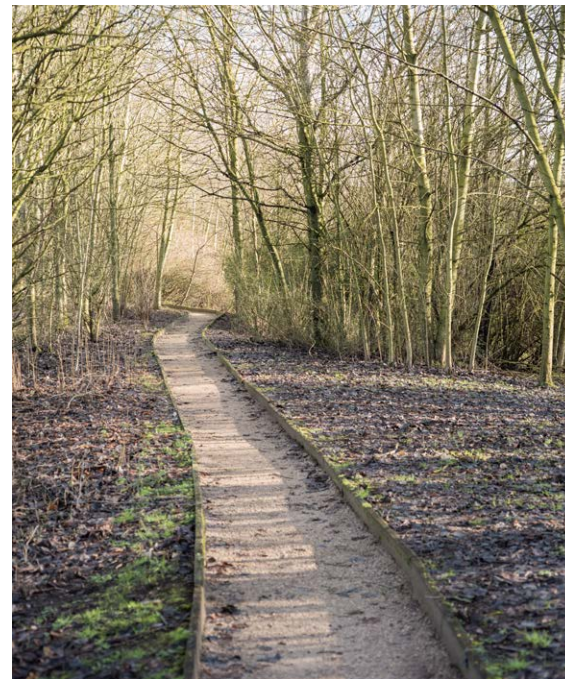


First Floor Plan



Ground Floor Indicative Space Plan





ATTRACTIVE AMENITIES.

Maidenhead Office Park and the surrounding area offers a fantastic work / life balance. The sports pitch and trim trail at the park provide a great way to exercise whilst spending an hour away from the office. The numerous local restaurants and pubs enable employees to socialise and relax.



RESTAURANTS

- 1 Coppa Club
- 2 Baked
- 3 Roux at Skindles

PUBS

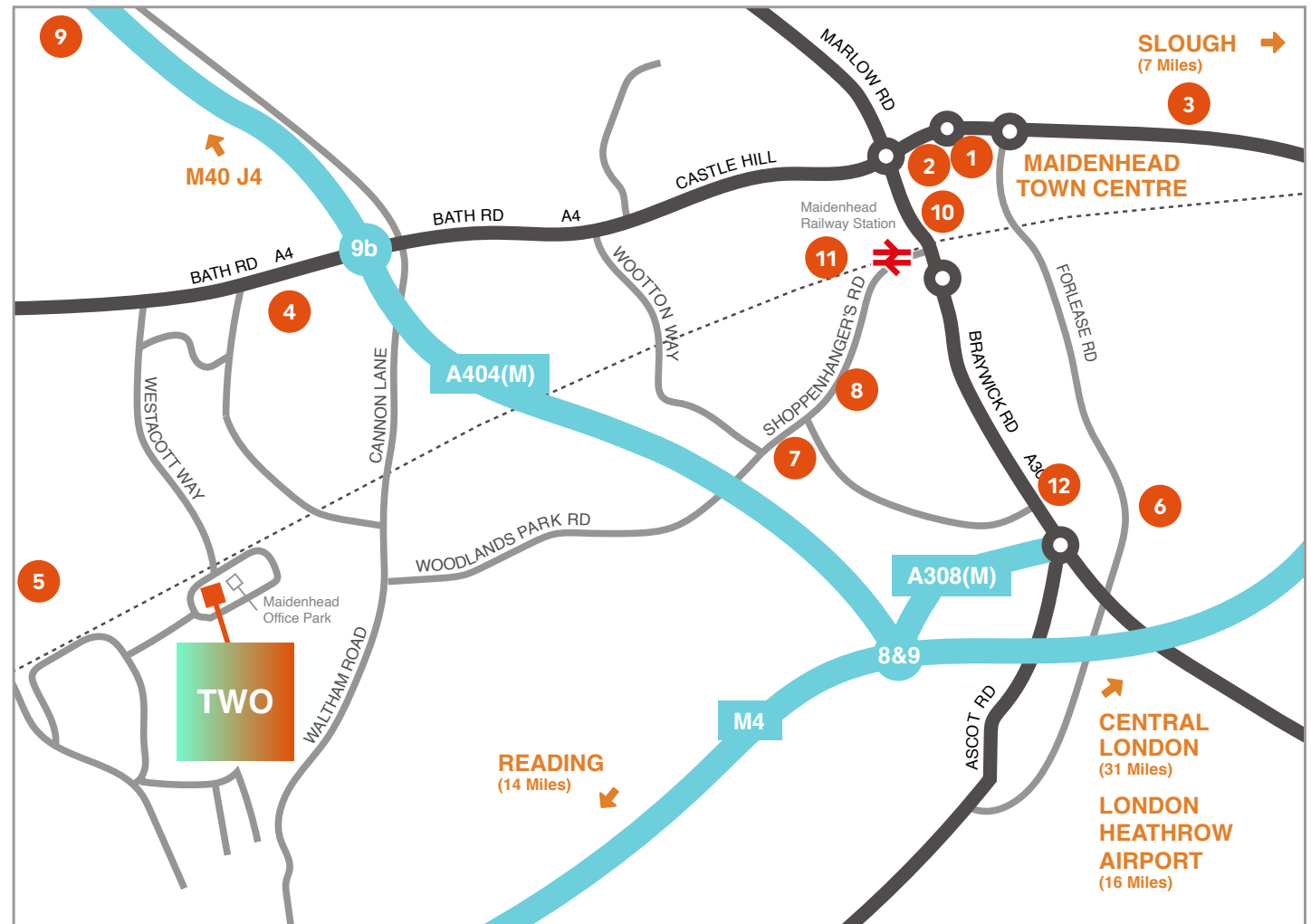
- 4 Shire Horse
- 5 The Bird in Hand
- 6 The Hinds Head

HOTELS

- 7 Holiday Inn
- 8 Fredricks Hotel & Spa
- 9 Hurley House Hotel

GYMS

- 10 David Lloyd
- 11 Icon Gym
- 12 Braywick Sports Ground



EXCEPTIONAL COMMUNICATIONS.

Maidenhead is located approximately 4.5 miles (7.2 km) north of the M4 Motorway (Junctions 8 / 9), which is approximately 15 miles (24 km) to the west of the M25 Motorway (J15).

By rail, regular services operate to London Paddington, with a fastest journey time of 18 minutes, whilst Reading is accessible in approximately 11 minutes.

By Road	Distance
M4 (J8 / 9)	4.5 miles
M25 (J15)	15 miles
M40 (J4)	12 miles
Central London	25 miles

London Heathrow International Airport is situated approximately 15 miles to the south east and is accessible by road via the M4.

The Government has announced that funding will be granted for the £500m Western Rail Access Scheme which will provide quick and direct access to London Heathrow International Airport from the west, without the need to travel via London Paddington.

By Air	Distance
Heathrow	17 miles
Luton	47 miles
Gatwick	54 miles

The Elizabeth Line will link Maidenhead to Central London (41 minutes), the City of London (46 minutes) and Canary Wharf (54 minutes).

Maidenhead Elizabeth Line Station will open soon with four services an hour in each direction to Central London (41 minutes) and to Reading (12 minutes).

By Rail	Fastest Journey Time
Reading	11 mins
Paddington	18 mins
Heathrow	46 mins

The park runs a dedicated bus service to Maidenhead Railway Station and town centre, running every 15 minutes during peak times.

The bus takes approximately 10 minutes to get to Maidenhead Town Centre.

By Bus	Time
Maidenhead Town Station	10 mins





EXCELLENT LOCATION.

Maidenhead is one of the Thames Valley's principal office markets and is strategically situated approximately 31 miles (50 km) west of Central London. The town benefits from exceptional transport communications which will be further enhanced following the completion of the Elizabeth Line in 2020.

Maidenhead has a district population of approximately 135,000 and a highly skilled labour force which has attracted a number of company headquarters to the town, particularly those within the fields of pharmaceuticals, telecoms and information technology. Maidenhead has a thriving international business community which has attracted major occupiers including:



To Maidenhead rail station / Crossrail station

TWO MAIDENHEAD OFFICE PARK.

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