

Foundation Park

Maidenhead



Building 7 - 23,173 sq ft
Available to let as a whole or in floors
from 5,703 sq ft to 8,460 sq ft

 **FROGMORE**
PROPERTY. PROPERLY.™

Foundation Park is a thriving business location and home to some large high profile, international companies. Building 7 is available following redevelopment to provide prestigious HQ accommodation.



Since acquiring the Park, Frogmore has masterplanned and secured consent for a complete makeover of the development on a phased basis.

New facilities include the security gatehouse, the on-site café operated by Caffè Kix, and improved landscaping, lighting and signage.

Excellent accessibility by road has been enhanced by an improved shuttle bus service and extensive bicycle parking.

Building 7 offers 23,173 sq ft of air conditioned office space over ground and two upper floors.

The vision *has evolved into reality.*

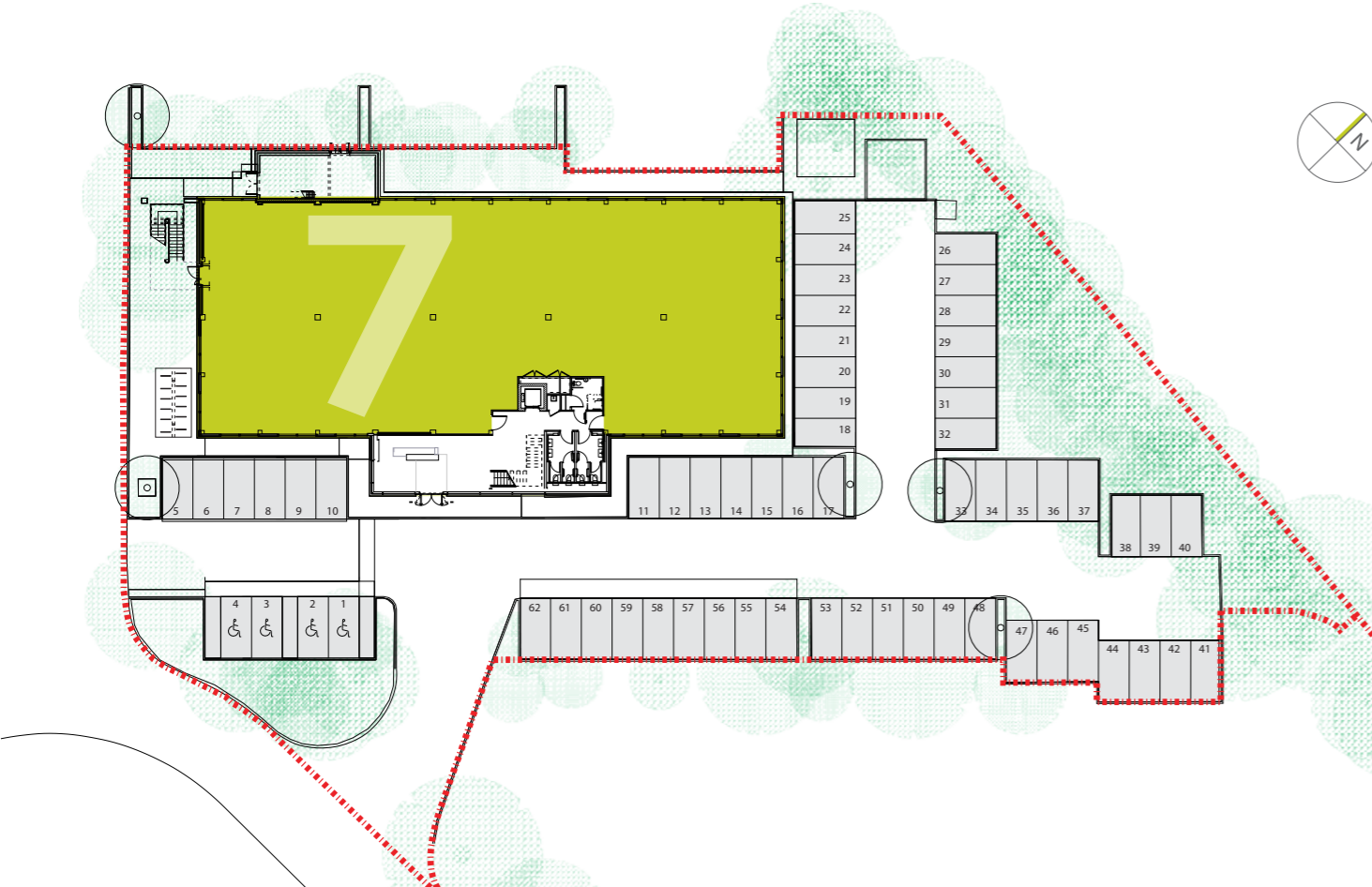


The building provides office accommodation of the highest modern specification.

It provides light and airy open plan office space with balcony terraces at second floor level. It features a double height reception area with purpose built reception desk, 8 person lift and feature lighting. The specification and choice of finishes throughout the building are of a high quality.

Innovation is the ability to see change as an opportunity.

- Offices
- Café area
- Parking allocation



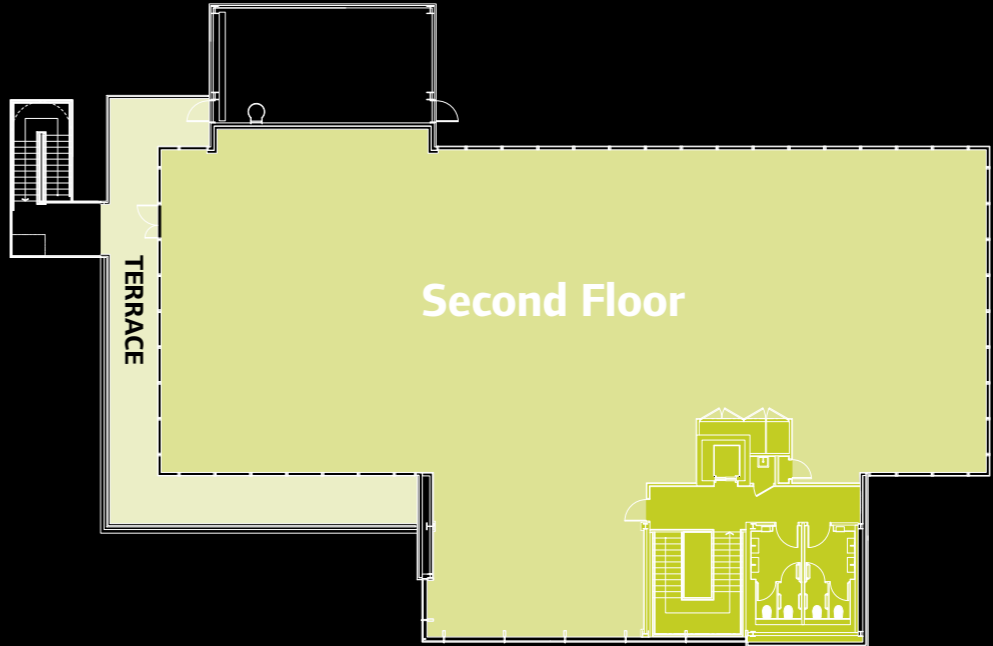
Specification

- VRF air conditioning
- Metal tiled suspended ceiling with LG7 compliant lighting
- Raised floors – 150mm overall (180mm at ground level)
- Finished floor to ceiling heights 2600mm
- 1.5m planning module
- 8 person passenger lift
- BREEAM 'Very Good' rating
- Balcony terrace at second floor level
- 24 cycle spaces
- CCTV, video entry and door access control systems



Building 7	sq ft	sq m
Second Floor	5,703	529.8
First Floor	8,442	784.3
Ground Floor	8,460	786.0
Reception	568	52.8
Total	23,173	2,152.9

62 car spaces (1:374 sq ft NIA)



The above areas have been measured and calculated on a Net Internal basis by Plowman Craven. Plans not to scale. For indicative purposes only.

Since acquiring Foundation Park, Frogmore has implemented a comprehensive makeover of the park's amenities.

Regular visitors to Foundation Park will have noticed the recent aesthetic improvements to the hard and soft landscaping and signage, including the architect designed security gatehouse. In addition to these,

Frogmore has introduced a bus service between the park and Maidenhead station and town centre which operates at regular intervals throughout the day. A café facility, located adjacent to Building 8,

operated by Caffè Kix serves hot and cold drinks, sandwiches, pastries and light lunches. A buffet lunch delivery service can also be provided.



Dedicated bus service



Cycle parking



Secure environment



24hr on-site security



On-site café

Amenities

- On-site café
- 24hr on-site security
- Shuttle bus service
- Cycle parking
- CCTV surveillance

Caffè Kix operates a convenient on-site café and deli, offering high quality food and drink, including fairtrade coffee, in a friendly, contemporary environment. www.caffekix.com



Travel and change of place impart new vigour to the mind.

Maidenhead is a highly popular business location with an enviable labour pool, great amenities and superb commuter transport links. Foundation Park is located on the western side of the town and enjoys excellent infrastructure links to the M4 and M40 motorways via the nearby A404 (M). The park is located only thirty miles west of Central London and only fourteen and fifteen miles from the M25 orbital motorway and London Heathrow Airport respectively.



Foundation Park has its own dedicated bus service which runs on weekdays between the park, Maidenhead town centre and the railway station. The shuttle bus is extremely popular with existing office workers on the park and runs on pure plant oil (PPO) fuel, which is an ultra low carbon alternative to diesel and biodiesel.



Foundation Park is situated to the west of the A404 (M) – the principal road link between the M4 and M40 motorways. Accessed via Cannon Lane, the park is approximately two minutes drive time from junction 9B of A404 (M). Alternatively, the park is within easy reach of the M4 Junctions 8/9 via Junction 9A of the A404 (M), Wessex Way and Highfield Lane.



Maidenhead's mainline rail station provides a direct link east to London Paddington in just 25 minutes and west to Reading in just 16 minutes. In addition, it will become the western terminus of Crossrail later this decade to provide even faster links to Central London.

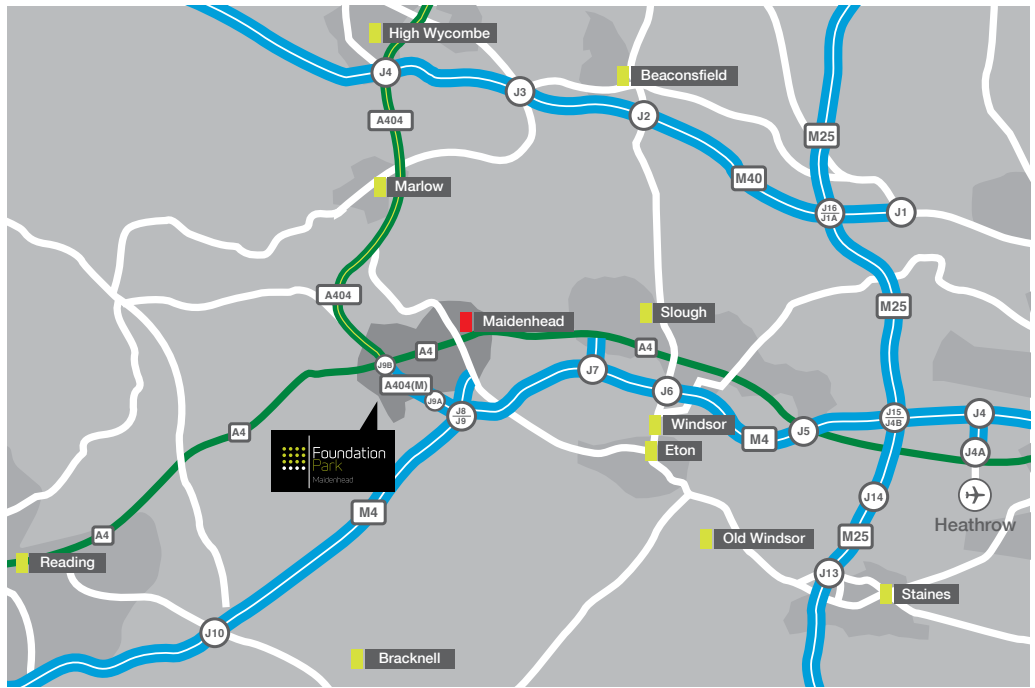
We have access to several connection options.





**Foundation
Park**
Maidenhead

Sat Nav Code: SL6 3UD



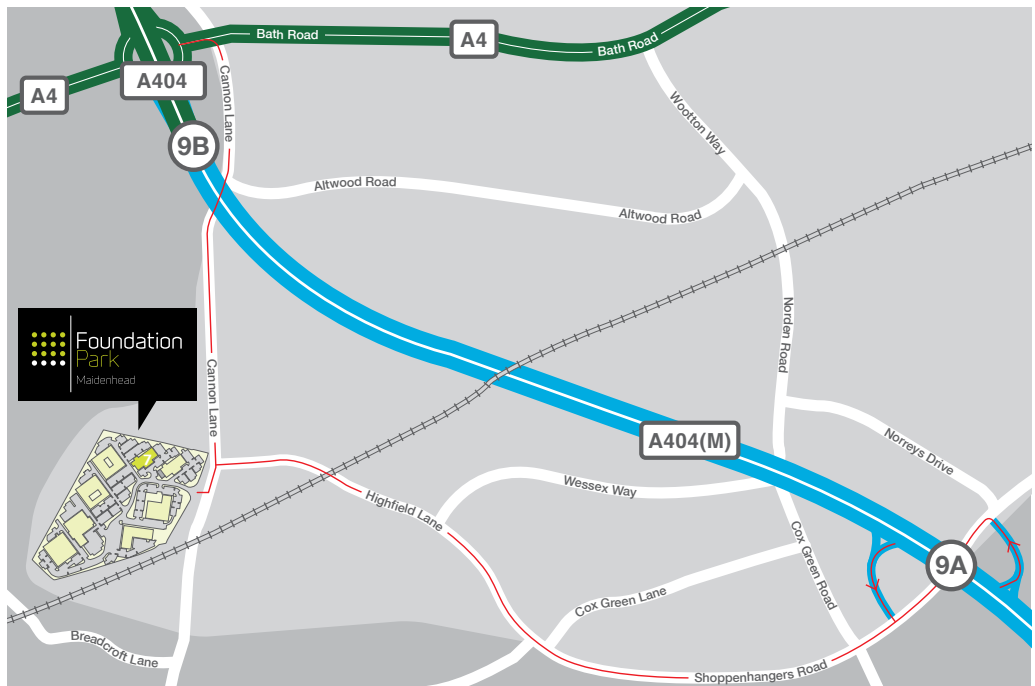
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www.foundationpark.co.uk



The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy. Details available from www.leasebusinesspremisses.co.uk

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<p>Energy Performance Certificate Non-domestic building</p> <p>OFFICE Building 2, Foundation Park, Rookborough Way, Maidenhead, SL6 3UD Certificate Reference Number: 081-3062-0111-0590-2321</p> <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more information on how to interpret this information on the Government's website www.communities.gov.uk/epc</p>	<p>Benchmarks</p> <p>Buildings similar to this one could have ratings as follows:</p> <p>49 If newly built</p> <p>113 If typical of the existing stock</p>
<p>Technical Information</p> <p>Main heating fuel: Grid Supplied Electricity</p> <p>Building envelope: Mixed-mode with Mechanical Ventilation</p> <p>Total useful floor area (m²): 2518</p> <p>Building complexity (MOS level): 4</p>	<p>Energy Performance Asset Rating</p> <p>More energy efficient</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G over 150</p> <p>Less energy efficient</p>



91ves 80 Silk is produced with 80% recovered fibre comprising 10% packaging waste, 10% best white waste, 60% de-inked waste fibre and 20% virgin TCF fibre sourced from sustainable forests.