



# Foundation Park

Maidenhead



**Building 4** - 46,154 sq ft  
Available to let as a whole or in floors  
from 12,249 sq ft to 16,478 sq ft

 **FROGMORE**  
PROPERTY. PROPERLY.™



Foundation Park is a thriving business location and home to some large high profile, international companies. Building 4 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.

The first phase of the transformation comprised construction of a new security gatehouse, extensive alterations to the hard and soft landscaping, improvements to the estate road, new lighting and new signage.

The latest phase of the work has been the comprehensive refurbishment of Buildings 7 & 8 and the construction of Building 4, together with a new café facility to serve the entire development.

Recently completed, Building 4 provides 46,154 sq ft of premium office space over three floors. Now available to let as a whole or in part, Building 4 is ready for immediate occupation.



The vision has evolved into reality.



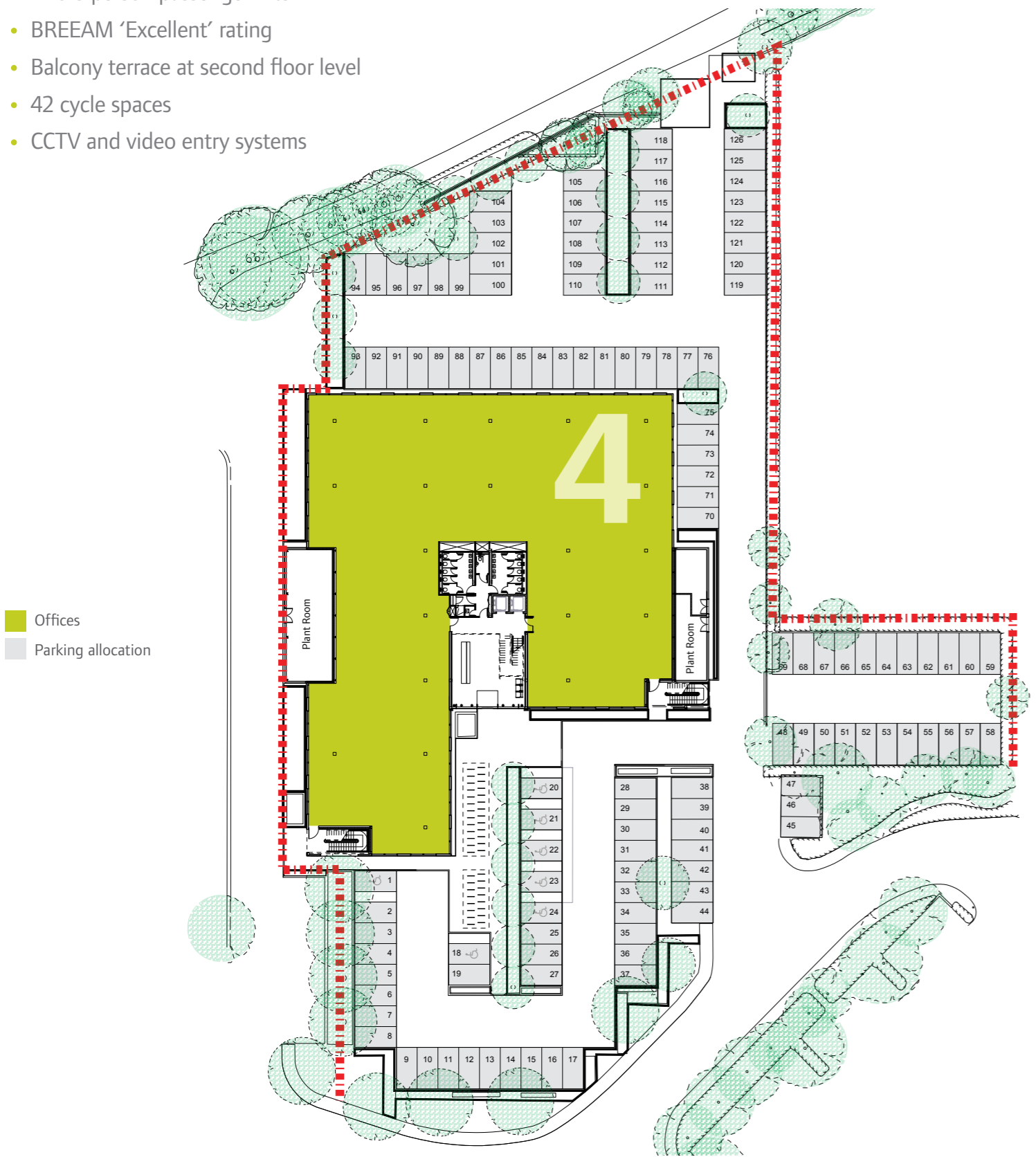
This brand new building provides office accommodation of the highest modern specification.

Building 4, designed by Scott Brownrigg provides light and airy open plan office space with balcony terrace at second floor level. The building benefits from a double height reception area with purpose built reception desk, two, 8 person passenger lifts and feature lighting. The specification and choice of finishes throughout the building are of a high quality.

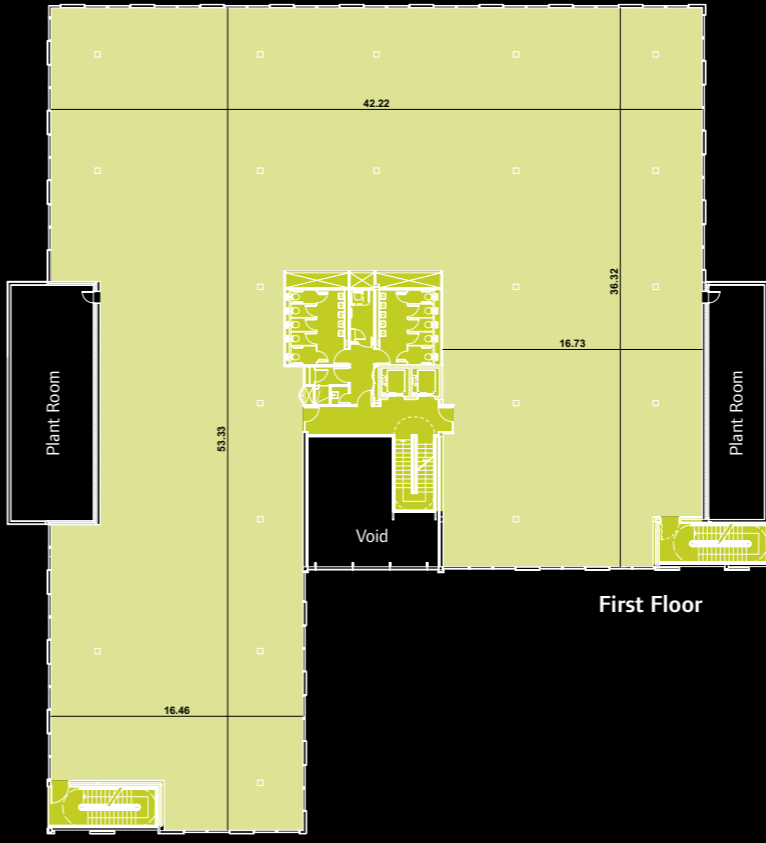
Innovation is the ability to see change as an opportunity.

**Specification**

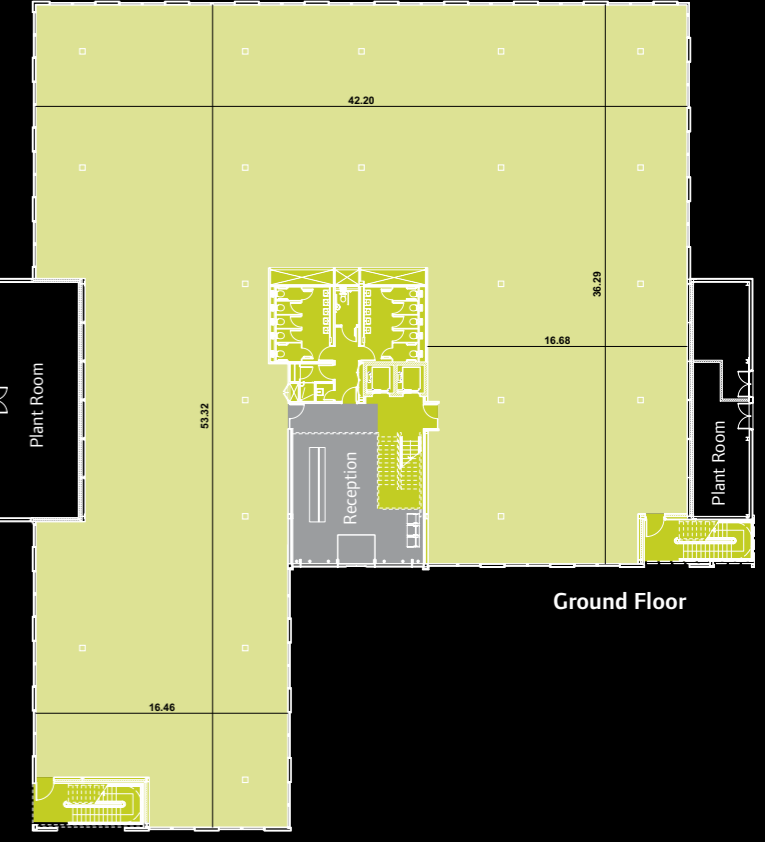
- Displacement ventilation air conditioning
- Metal tiled suspended ceiling with LG7 compliant lighting
- Raised floors - (450mm void including service plenum)
- Finished floor to ceiling heights 2700mm
- 1.5m planning module
- Two 8 person passenger lifts
- BREEAM 'Excellent' rating
- Balcony terrace at second floor level
- 42 cycle spaces
- CCTV and video entry systems



■ Offices  
■ Parking allocation



Building 4	sq ft	sq m
Second Floor	12,249	1,138.0
First Floor	16,489	1,531.9
Ground Floor	16,478	1,530.9
Reception	938	87.1
<b>Total</b>	<b>46,154</b>	<b>4,287.9</b>
126 car spaces (1:356 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 at peak times throughout the week. A new café facility has been

built adjacent to Building 8 at the entrance to the Park. Operated by Caffè Kix, the café serves hot and cold drinks, sandwiches, pastries and light lunches. A buffet lunch delivery service can also be provided.



Dedicated bus service



Secure environment



Cycle parking



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](http://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 by 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.

## We have access to a variety of choices.



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.

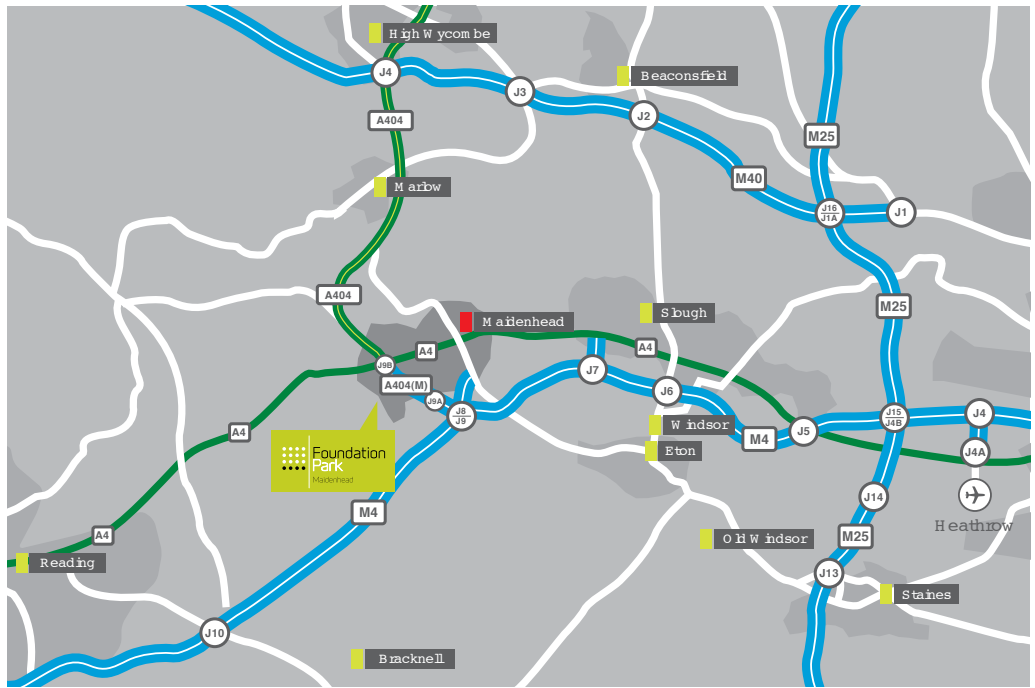




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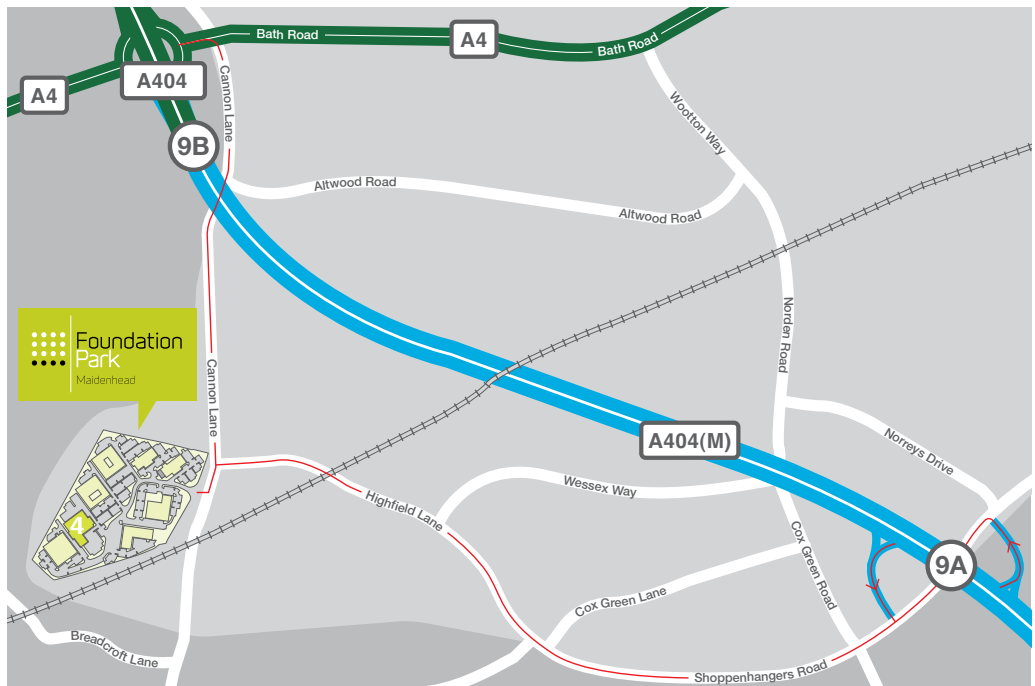
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[www.foundationpark.co.uk](http://www.foundationpark.co.uk)



The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy. Details available from [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)

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<b>Energy Performance Certificate</b> <b>Non-domestic building</b> <b>OFFICE</b> Building 4, Foundation Park, Rotherborough Way, Maidenhead, SL6 3UD Certificate Reference Number: 5000-4004-0371-2280-5000	<b>Benchmarks</b> Buildings similar to this one could have ratings as follows: <b>50</b> if newly built <b>116</b> if typical of the existing stock
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 <a href="http://www.communities.gov.uk/epcr">www.communities.gov.uk/epcr</a>	<b>Energy Performance Asset Rating</b>  <b>A47</b>
<b>Technical Information</b> Main heating fuel: Grid Supplied Electricity Building envelope: Mixed-mode with Mechanical Ventilation Total useful floor area (m <sup>2</sup> ): 5166 Building complexity (MOS level): 4	 <b>A47</b>



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.