



MARKET 22 STREET

MAIDENHEAD SL6 8AD

9,457 – 21,852 SQ FT
SELF CONTAINED HQ OFFICES

A COMPREHENSIVE REFURBISHMENT
INCLUDING 2 TERRACES AND
A FITTED BUSINESS LOUNGE

22-MARKETSTREET.CO.UK



THAMES VALLEY'S LEADING OFFICE LOCATION

The town centre is already being transformed and over the next 5 years it will be boosted by an incredible £400 million regeneration – The Nicholson Quarter,

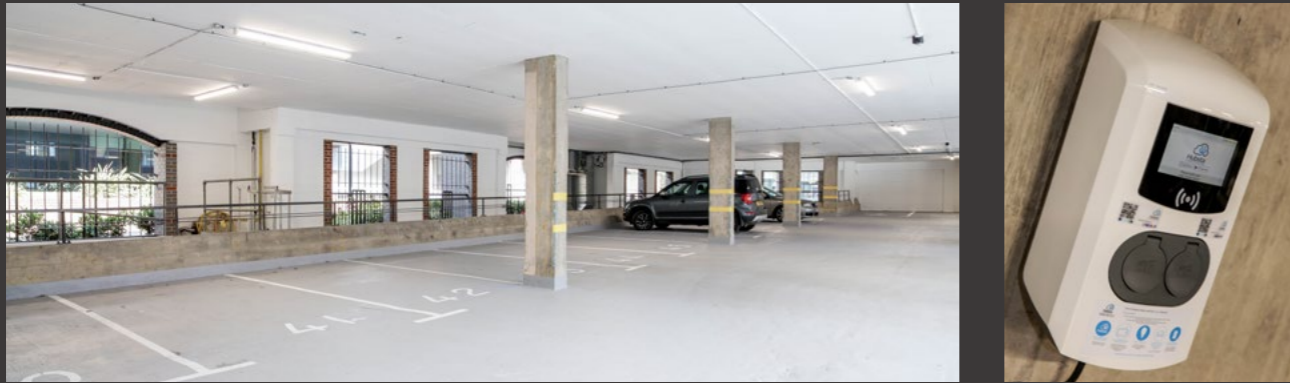
22 MARKET STREET places you right at the heart of the action with a dual carriageway from the M4 almost to the door, a business park level of car parking and a sharp new image.



RECEPTION AND WELCOME AREA

The reception area's large new windows let in great natural light and show off a resin floor with the building logo imprinted in brass.

Just off the reception there's an attractive waiting area with benches for connecting while you wait.



COMPREHENSIVE REFURBISHMENT

As we return to office working, the health of the workspace is paramount. 22 Market Street has an array of features to help keep workers and visitors safe and healthy. These include a best-in-class full fresh air system with F9 filters, Savvy smart door technology and an automatic front door.

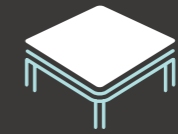
There are 79 car spaces at a ratio of 1:277 sq ft, plenty of bike parking, showers & lockers, and two electric vehicle charge points with the ability to add more.



F9 FILTER AIR
CONDITIONING



LED
LIGHTING



FULL ACCESS
RAISED FLOORS



TWO 8-PERSON
PASSENGER LIFTS



MALE AND FEMALE
WCS ON EACH FLOOR



SHOWERS
& LOCKERS



79 CAR PARKING
SPACES



EPC CERTIFIED
GREEN, B36



SUSPENDED
CEILINGS



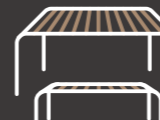
ENERGY
EFFICIENT



CYCLE
RACKS



OCCUPATIONAL
DENSITY 1:10 SQ M



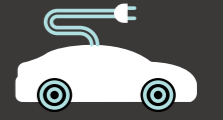
TWO BALCONY
TERRACES



1GB FIBRE TO
EACH FLOOR



SAVVY SMART
CONTACTLESS
SECURITY SYSTEM



TWO ELECTRIC
VEHICLE CHARGE
POINTS

FITTED GROUND FLOOR BUSINESS LOUNGE

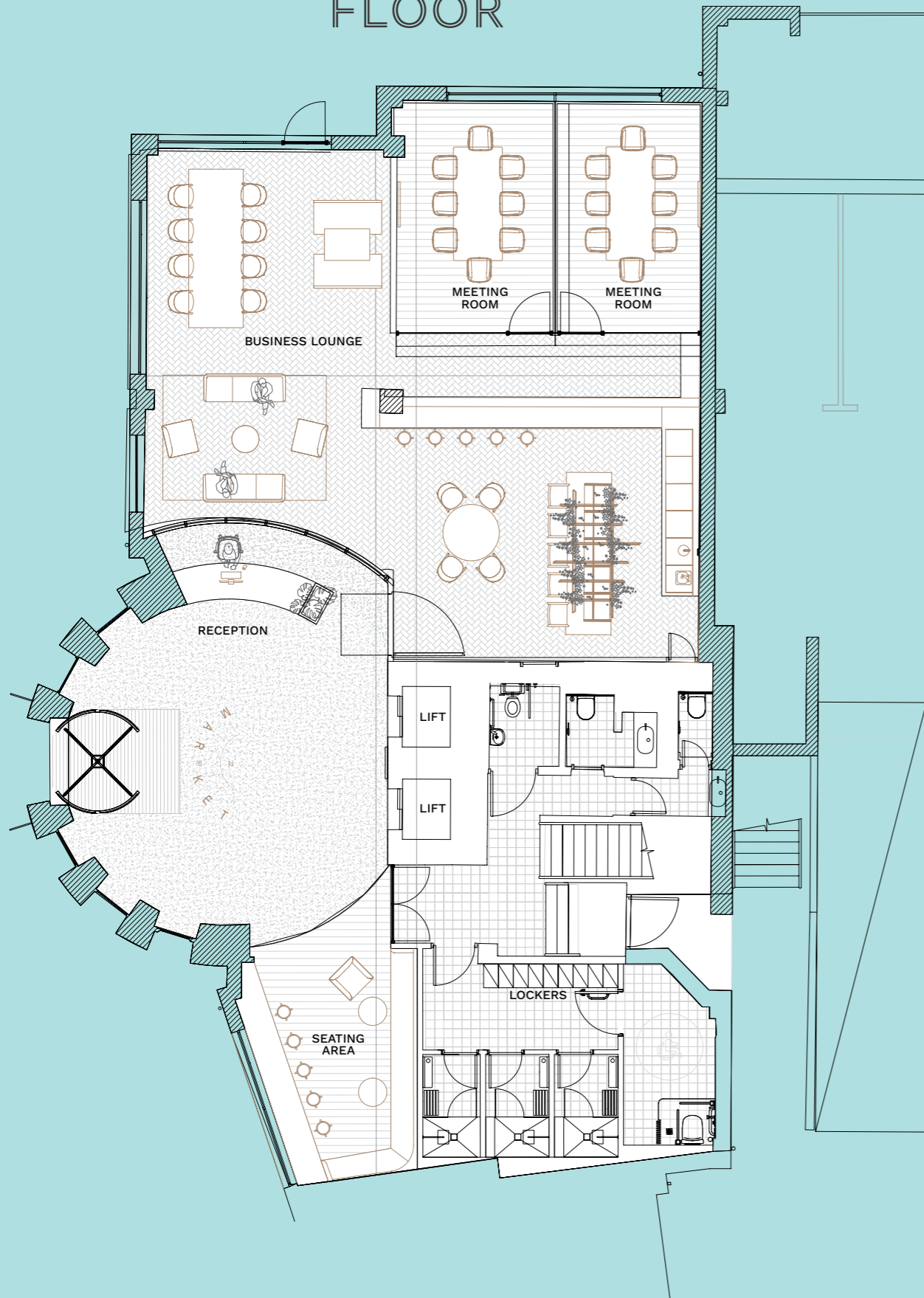
**ON THE GROUND FLOOR
WE'VE CREATED AN EXCLUSIVE
FITTED BUSINESS LOUNGE
AND BREAKOUT AREA**

Stylishly fitted with a reclaimed terracotta tiled floor and contemporary furniture, this frees up office space upstairs and allows people to break out without leaving the building

Just behind reception there are 4 new showers with lockers and lots of room to change.



GROUND FLOOR



EXCLUSIVE TERRACES ON EACH FLOOR

Each self-contained office floor has a balcony terrace for relaxing or outdoor working.



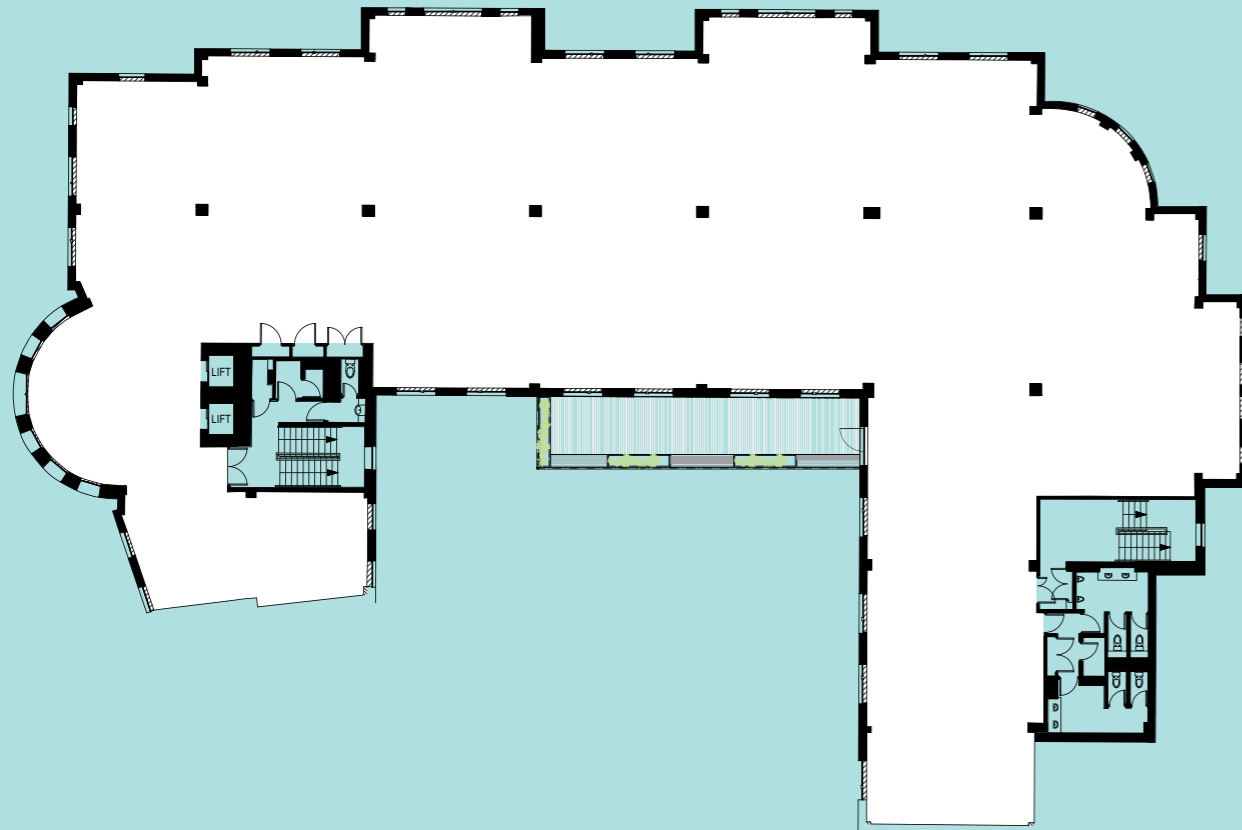
SELF-CONTAINED OFFICE FLOORS

The 2 self-contained office floors have excellent natural light and 2.59m floor to ceiling heights.

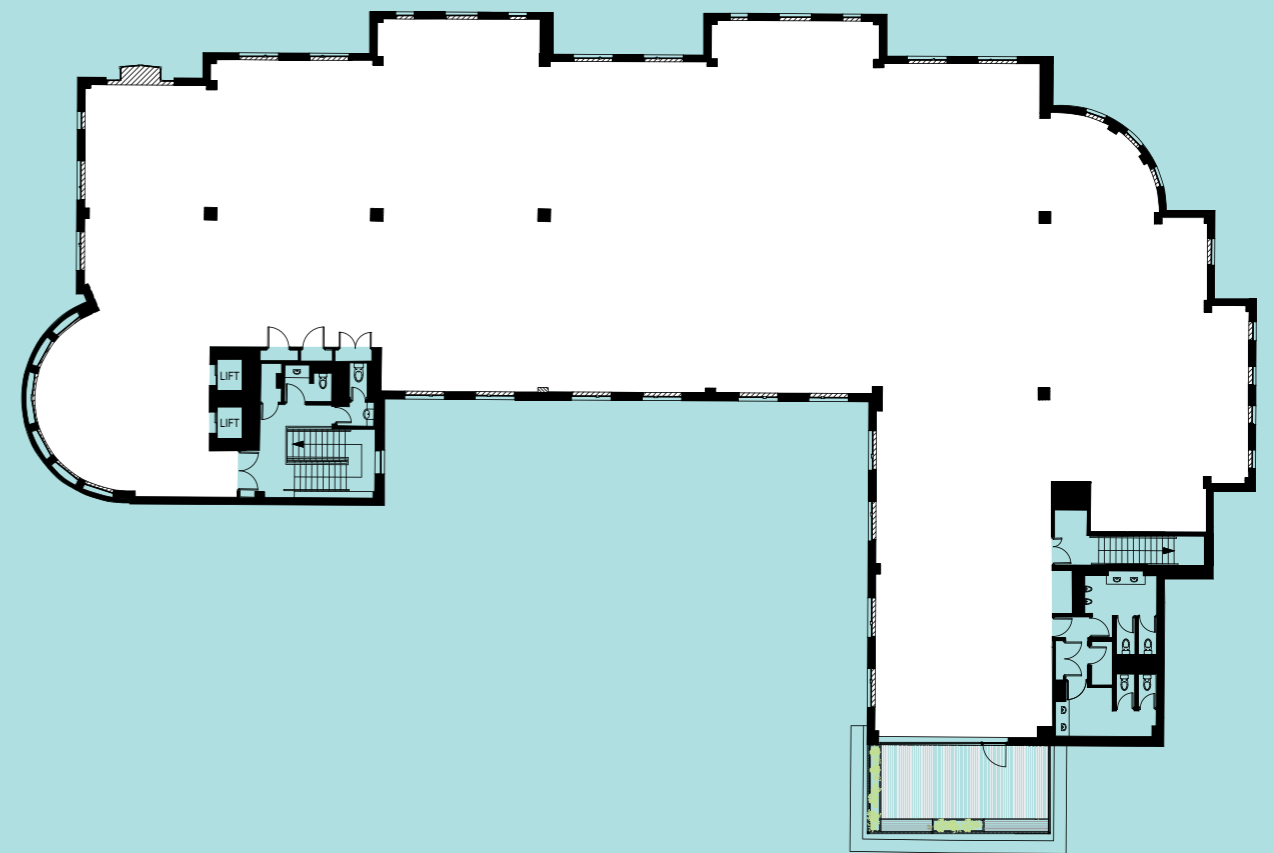
The fitout includes full access raised floors, metal ceilings with integral PIR-controlled LED luminaires and autonomous energy-efficient sub-metered VRF systems.

Feature lighting greets visitors to the welcome areas, and the tenant will have the right to name and brand the building subject to consent.

FIRST FLOOR

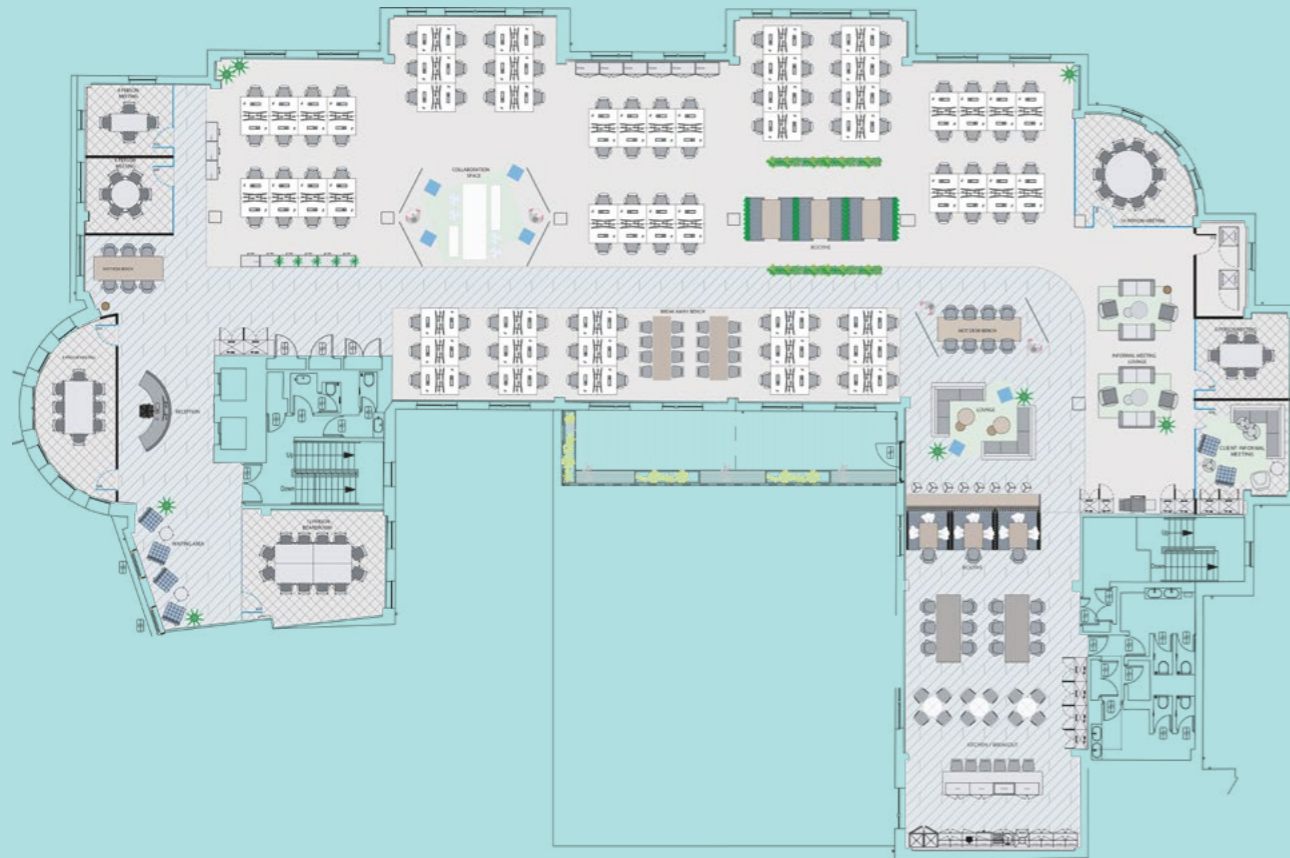


SECOND FLOOR



Floor areas	sq ft	sq m
Second floor offices	9,457	878.6
First floor offices	10,157	943.6
Ground floor offices	1,428	132.6
Ground floor reception	810	75.2
Total IPMS3	21,852	2,030
First floor terrace	458	42.5
Second floor terrace	358	33.2

FIRST FLOOR SPACE PLAN

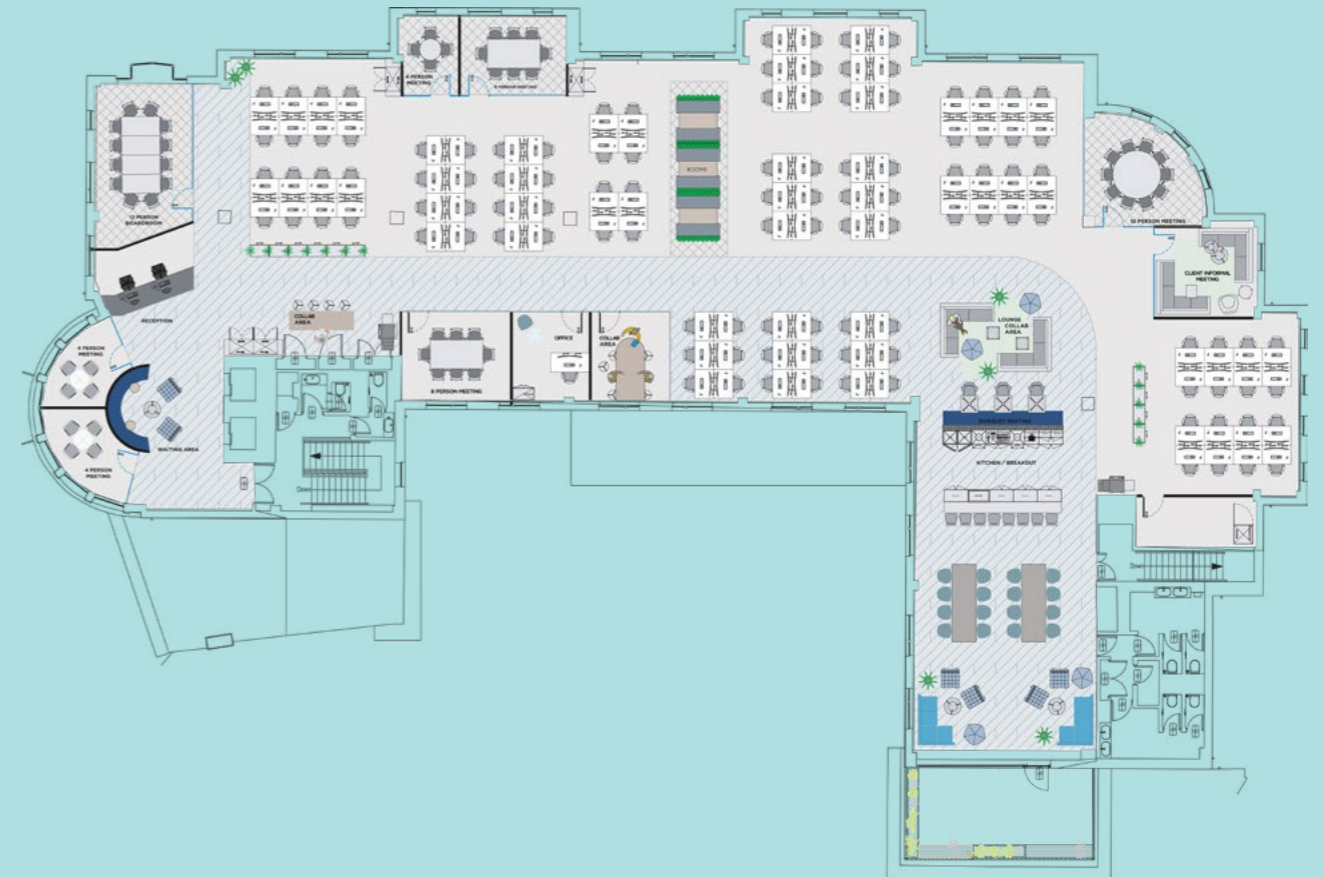


KEY

	114	Desks		4	Hot desk zones
	6	Meeting rooms		1	Comms room
	1	Tea point		4	Booths
	3	Break / lounge area		4	Collaboration space

Density 1:10

SECOND FLOOR SPACE PLAN



KEY

	114	Desks		2	Hot desk zones
	9	Meeting rooms		1	Comms room
	1	Tea point		3	Booths
	4	Break / lounge area		3	Collaboration space

Density 1:10

THE PLACE TO BE





Maidenhead is the Thames Valley's leading office location – it is easy to access from junction 8/9 of the M4 and has an excellent rail service which will soon include the Elizabeth Line. It has attracted some leading companies from a range of sectors.

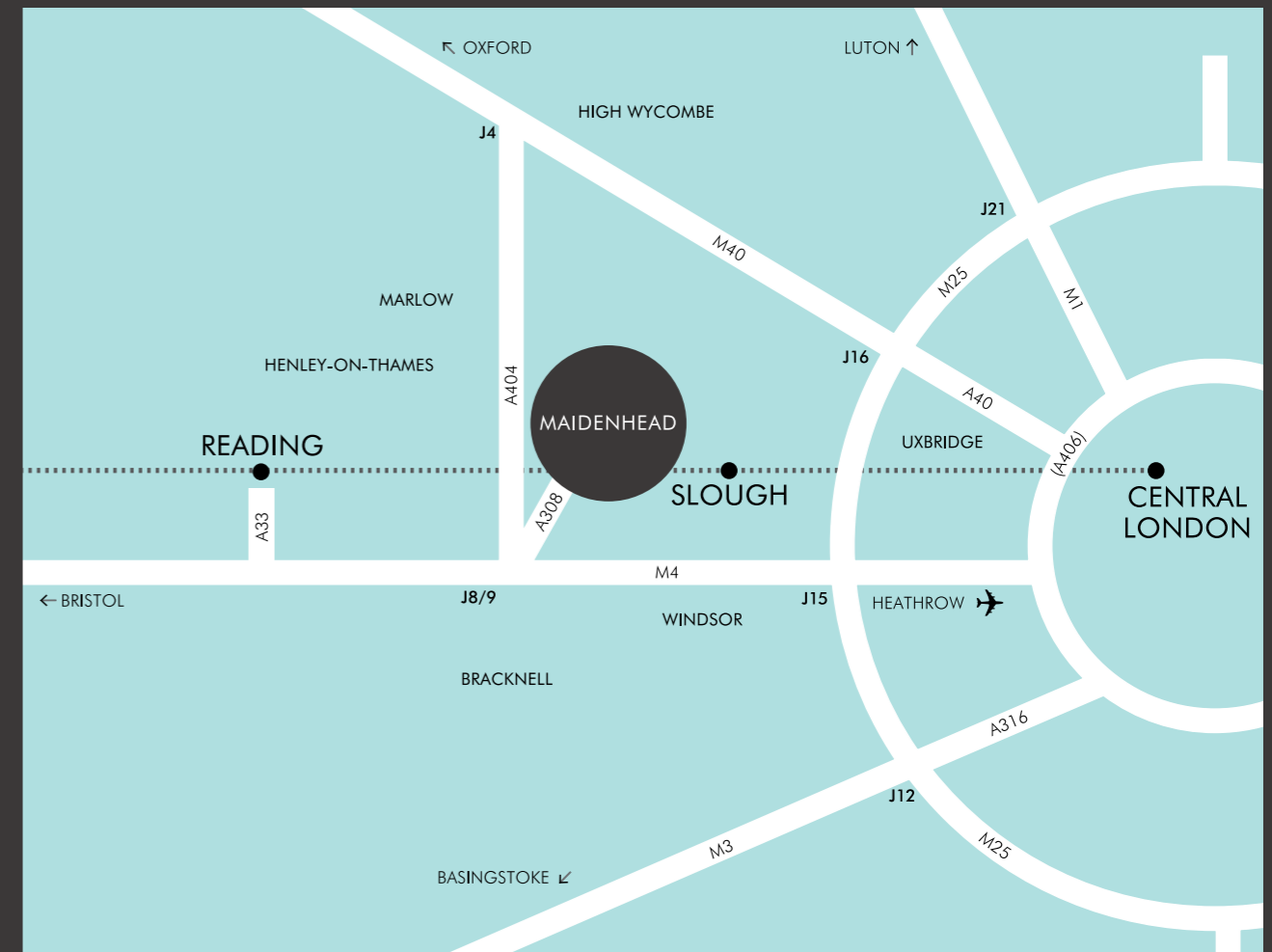
Maidenhead is located on the River Thames and offers one of the most attractive environments in the Thames Valley including some of the UK's foremost restaurants including The Fat Duck and The Waterside Inn.

Town centre facilities include a wide range of national retailers and restaurant amenities including the nearby Coppa Club and Roux at Skindles. An Odeon multiscreen cinema, Nicholson's Shopping Centre, David Lloyd Leisure and Premier Inn Hotel are close at hand.

These will be enhanced by major 'Heart of Maidenhead' schemes, including: The Landing Redevelopment, Chapel Arches and The Nicholson's Quarter.



<p>2</p> <p>MILES DRIVE TO M4 (JUNCTION 8/9)</p> 	<p>15</p> <p>MINS TRAIN JOURNEY TO READING</p> 	<p>18</p> <p>MINS TRAIN JOURNEY LONDON PADDINGTON</p> 	<p>15</p> <p>MILES DRIVE TO HEATHROW AIRPORT</p> 
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< 4 MINS TO M4 J8/9 (2 MILES)



MAIDENHEAD STATION

A308

TRAVELodge HOTEL

ODEON

DAVID LLOYD LEISURE

THE LANDING REDEVELOPMENT



NICHOLSON'S QUARTER
NEW HEART OF MAIDENHEAD

10 MINS

FRASCATI WAY

BAD GODESBERG WAY

PREMIER INN HOTEL

AMPHITHEATRE

HIGH STREET



22

MARKET STREET

CHAPEL ARCHES DEVELOPMENT

SAINSBURY'S

A4

BRIDGE STREET

WAITROSE

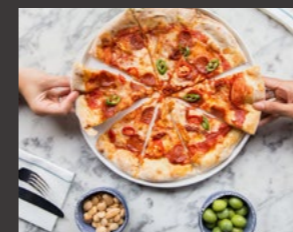
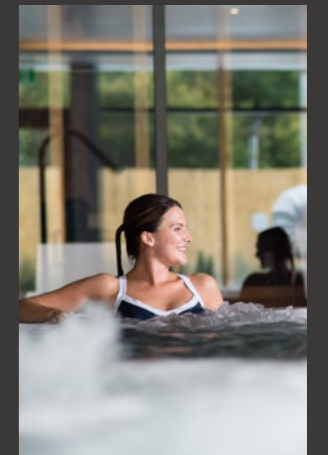
FORLEASE ROAD

SAINT-CLOUD WAY

< TO RIVER THAMES



TOWN CENTRE LIFE



Maidenhead is highly accessible, being situated between the M4 and M40 motorways. Its mainline train station provides fast and regular services to London, which will further improve with the opening of the Elizabeth Line (Crossrail).

Road	
M4 (junction 8/9)	2 miles
M40 (junction 4)	8 miles
M25 (junction 15)	10 miles
Central London	25 miles

Rail	(at fastest)
Reading (GWR)	15 mins
London Paddington (GWR)	18 mins
Heathrow Airport	32 mins

Air	
Heathrow Airport	15 miles
Luton Airport	42 miles
Gatwick Airport	50 miles

DINE OUT	minutes walk
Caffé Nero	2
The Maiden's Head	2
Bakedd Artisan Bakery	3
The Bear	3
Coppa Club	4
Flavio's Coffee Bar & Restaurant	4
Sorano Italian Restaurant	5
Pizza Express	5
Starbucks	5
Costa Coffee	6
Roux at Skindles in Taplow	(car 6 mins)
Fat Duck in Bray***	(car 7 mins)
The Waterside Inn, Bray***	(car 7 mins)
The Hind's Head, Bray*	(car 7 mins)
The Crown Inn, Bray	(car 7 mins)
Caldesi in Campagna, Bray	(car 7 mins)
*Michelin stars	

STAY OVER	minutes walk
Premier Inn	2
Travelodge	7
Fredrick's	(car 4 mins)
Holiday Inn	(car 6 mins)
Monkey Island Estate, Bray	(car 9 mins)
Oakley Court Hotel	(car 10 mins)
Cliveden House, Taplow	(car 14 mins)

GO SHOPPING	minutes walk
Marks and Spencer	1
Sainsbury's	2
Boots	2
Pandora, H&M, Top Shop	4
Fleur de Lis Florist	5
Waitrose	8
COOK	10
WHSmith	10

GET ACTIVE	minutes walk
David Lloyd Club	3
Kidwells Park	3
Magnet Leisure Centre	4
Odeon Cinema	6
Braywick Sports Ground	(car 4 mins)
Braywick Park Leisure Centre	(car 4 mins)
Spirit Health Club	(car 6 mins)
Norden Farm Arts Centre	(car 5 mins)
Maidenhead Rowing Club	(car 8 mins)
Maidenhead Tennis Club	(car 3 mins)
Vitality Club Oakley Court	(car 10 mins)
Cliveden House Spa	(car 14 mins)

MAIDENHEAD'S NEW HEART

£400M PLANS TO CREATE 'MAIDENHEAD'S NEW HEART' IN PLACE OF ITS 1970S SHOPPING CENTRE WERE REVEALED IN SUMMER 2020.

The spectacular masterplan sees the Nicholson Centre demolished and replaced with a mixed use development containing over 600 flats, offices and more than 60 new shops and restaurants.

The Nicholson Quarter is designed around a range of open streets and spaces and is a complete regeneration of land between the station and 22 Market Street. The nearby Brewery Yard and White Hart Yard have been identified for leisure amenities, bars and cafés.



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GET IN TOUCH

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