



Highway House, Norreys Drive, Maidenhead SL6 4BN  
New Office Headquarters



c. 43,000 sq ft (3,995 sq m)  
122 parking spaces  
Air Conditioned  
Grade 'A' Spec.

**To Let**

**INTRODUCTION**

Highway House offers an exciting pre let opportunity to acquire a brand new office headquarters building that will provide a stunning place to work in a first class business location.

Situated in Norreys Drive, this site is now part of a well established first choice location for businesses. Ambitious development plans are set to provide new and exciting renewal options on a number of neighbouring sites to exceed 250,000 sq ft.

Existing businesses such as Fujitsu, Glaxo SmithKline, Siemens, Seiko and Mattel have already recognised the locational benefits for staff and clients with major representation close by.



**PROPOSED SPECIFICATION**

- ▶ Excellent SAP rating
- ▶ Air conditioning with humidification
- ▶ Raised floor system
- ▶ Suspended ceilings
- ▶ LG7 compliant lighting
- ▶ Two 10 person passenger lifts
- ▶ 122 car spaces (1:352 sq ft)
- ▶ High quality finishes throughout.
- ▶ Optional crèche facilities
- ▶ Optional gymnasium facility



**COMMUNICATIONS**

The location of Highway House offers the occupier(s) excellent accessibility on to the A404(M) which, in turn, links to the M4 motorway (Junction 8/9) or the M40 motorway (Junction 4).

- ▶ Maidenhead train station: (Regular service to London - Paddington) approx. 30 minutes
- ▶ Heathrow Airport: 30 minutes drive time
- ▶ Gatwick Airport: 45 minutes drive time
- ▶ M25 Motorway (Junction 15): 25 minutes drive time

**AMENITIES**

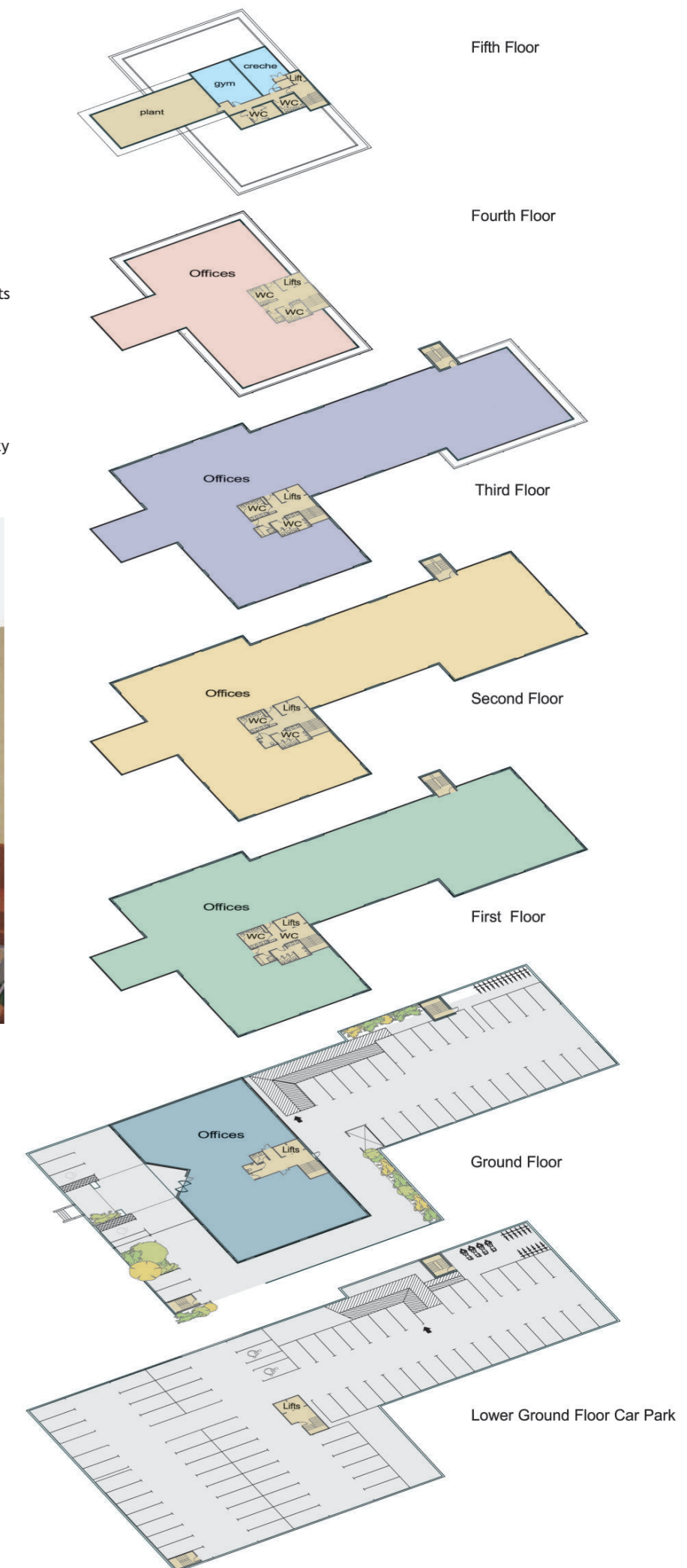
- ▶ Holiday Inn - 200 bedrooms
- ▶ Fredericks Hotel - 5 star hotel with 37 bedrooms
- ▶ Health & Fitness Spa
- ▶ David Lloyd Leisure
- ▶ Maidenhead Golf Club
- ▶ Town Centre - 5 minutes drive time



**FLOOR AREAS**

Fifth Floor	710 sq ft	65.96 sq m
Fourth Floor	4,844 sq ft	449.5 sq m
Third Floor	10,828 sq ft	1,004.8 sq m
Second Floor	10,828 sq ft	1,004.8 sq m
First Floor	10,828 sq ft	1,004.8 sq m
Ground Floor	4,926 sq ft	457.1 sq m

**Total Net Area: 42,964 sq ft 3,986.96 sq m**  
(taken from architects scaled drawings)





- KEY**
- 1** Highway House
  - 2** Holiday Inn
  - 3** Fredricks Hotel
  - 4** Golf Club
  - 5** Railway Station
  - 6** David Lloyd Fitness Centre



**TERMS**

The offices will be available to rent under a new lease arrangement to be agreed.

Sole Agent

Cliff Jackson: [cjackson@lsh.co.uk](mailto:cjackson@lsh.co.uk)

**Lambert Smith Hampton**

**01628 676001**

57 HIGH STREET MAIDENHEAD SL6 1JT

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