

FIRST FLOOR LET TO
BARLOWORLD

A U R O R A

Vanwall Business Park, Maidenhead SL6 4UB

New Grade A Offices 9,872 sq ft available
TO LET

DESCRIPTION

Aurora is a striking, high quality self-contained office building, with a 'back to frame' refurbishment now complete, to provide 21,746 sq ft of new Grade A offices over ground and first floors.

Aurora is prominently positioned within Vanwall Business Park, an established out of town location just over one mile from Maidenhead railway station and Maidenhead town centre amenities. The town boasts a thriving pharmaceutical, technology and telecommunications industry with names such as SAP, Seiko, Biogen, 3 Mobile, GlaxoSmithKline and Adobe.





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Prominently positioned within an established out of town location

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SPECIFICATION

- Glazed feature entrance and reception
 - VRF air conditioning
 - Suspended ceilings
 - LG7 compatible LED intelligent PIR lighting
 - Fully accessible raised floors
 - 10 person passenger lift
 - Male and female WCs on each floor
 - Shower on ground floor
 - Occupational density of 1:10 sq m
 - Generous car parking
 - EPC 'B' rating
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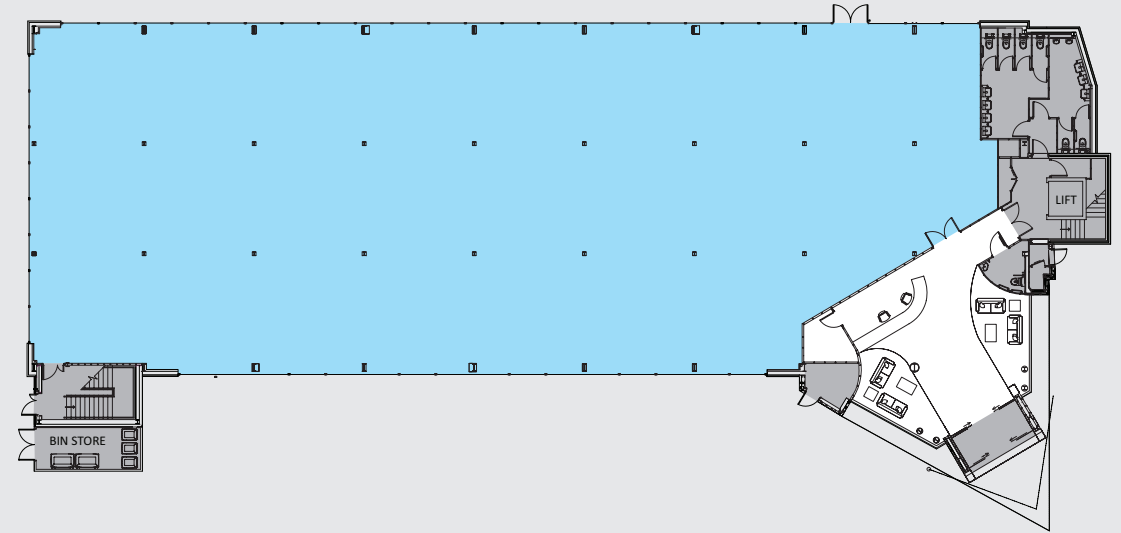




ACCOMMODATION

Floor	sq ft	sq m
First	(Let To Barloworld)	
Ground	9,872	917.2
Reception	952	88.5
Total	9,872	917.2

Areas are shown as approximate net internal.
 IPMS 3 measurements are available on the website:
www.auroramaidenhead.co.uk



GROUND FLOOR



FIRST FLOOR

Not to scale, for indicative purposes only.



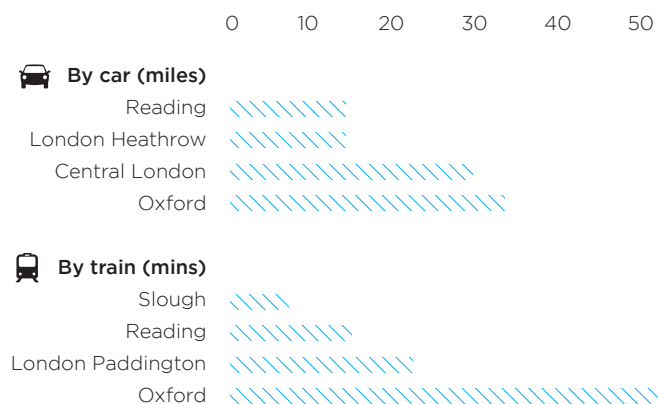
LOCATION

Vanwall Business Park sits adjacent to the A404(M) providing direct access to the motorway network with Junction 8/9 of the M4 only 4 minutes away and Junction 4 of the M40 only 11 minutes away.

Aurora sits amongst some impressive and diverse occupiers, whilst local amenities are plentiful. Barista made coffee and freshly made lunch options are available at the new on-site Caffè Kix.

Rail links are excellent with regular rail services to Central London. This will be further improved with the completion of Crossrail in 2019 with journey times to Bond Street and Canary Wharf being 41 and 55 minutes respectively.

Maidenhead is also within easy reach of Heathrow Airport, 14 miles distant, giving direct access to European and International destinations. Western Rail Link to Heathrow (WRLth) is a proposed new rail link in 2021 which will reduce journey times from Maidenhead to London Heathrow to 14 minutes.



Approximate times and distances. Sources: google.co.uk/maps and nationalrail.co.uk





MAIDENHEAD TOWN CENTRE

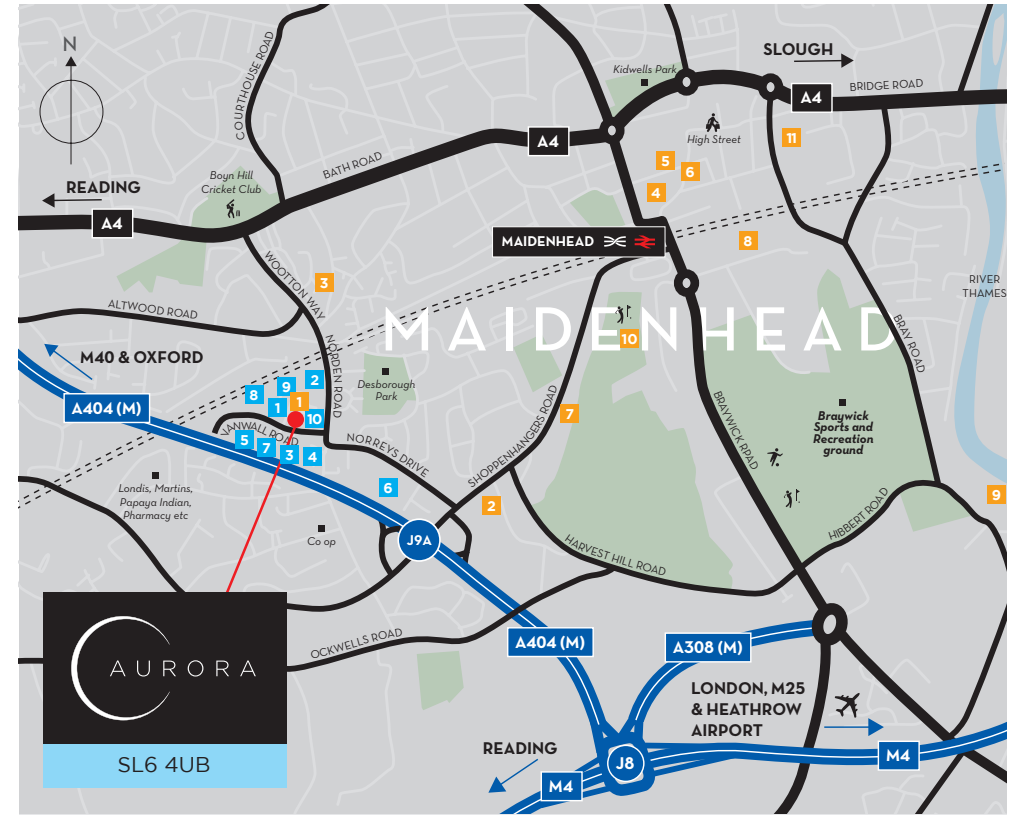
Bond Street 41 mins

MAIDENHEAD STATION

Canary Wharf 55 mins

SEIKO UK

M4 J8/9



AURORA
SL6 4UB

LOCAL OCCUPIERS

- 1. Abbvie
- 2. Biogen Idec
- 3. Mattel
- 4. Seiko UK
- 5. SAP (UK) Ltd
- 6. GSK
- 7. Abbott UK
- 8. Costain
- 9. Kingsmill
- 10. Persimmon Homes

LOCAL AMENITIES

- 1. Caffé Kix
- 2. Holiday Inn
- 3. Sainsbury's Local
- 4. Odeon Cinema
- 5. Tesco
- 6. The Nicholson Centre
- 7. Fredrick's Hotel & Spa
- 8. Retail Park
- 9. The Waterside Inn
- 10. Maidenhead Golf Club
- 11. Waitrose



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Maidenhead has something to offer everyone with more than a few hidden gems to explore

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A wide variety of independent specialist and national retailers

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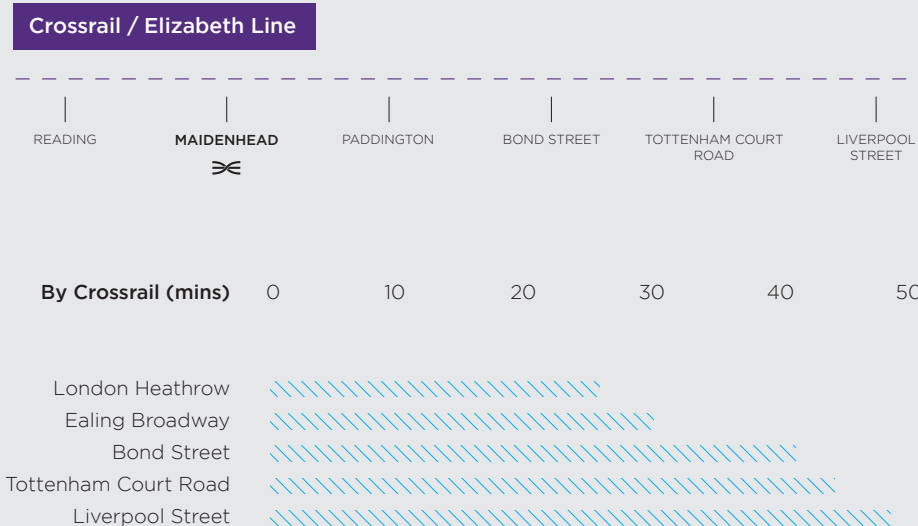


THE NEW MAIDENHEAD

Already a sought-after location, Maidenhead's ambitious regeneration plans are set to give the area an even wider and more impressive set of amenities and quality of life. From The Landing, an attractive mixed-use redevelopment of The Broadway Opportunity Area (identified in Royal Borough of Windsor and Maidenhead's planning policy), through to Crossrail which is underway and due to arrive in 2019.

"We want Maidenhead town centre to become the distinctive heart of the community, a place that celebrates its green Thames Valley setting. A town which is both accessible and welcoming, with a vibrant economy, providing an appealing home to people and commerce. This is our vision and what we set out to achieve."

Bob Dulson, Chairman for the Partnership for the Rejuvenation of Maidenhead (PRoM)



Approximate times. Source: crossrail.co.uk

1,000 NEW RESIDENTIAL UNITS

NEW PUBLIC SPACE

ENHANCED RETAIL OFFERING

EXCELLENT LEISURE OFFERING

378 NEW CAR PARKING SPACES



Enhanced consumer experience with up to 50,200 sq ft (4,700 sq m) GIA of new retail, restaurants, cafés and bars



New rail station with Elizabeth line provision



New public spaces brimming with life and activity connecting the town centre

CONTACT

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