



**QUANTUM**

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MAIDENHEAD



Quantum is a landmark office building with two floors already let, only the ground and part third floors remain available.

### 4,973 – 24,109 SQ FT QUALITY OFFICE SPACE

The building provides a lasting first impression as you enter through the fully glazed entrance and into the impressive, spacious reception.

The office space is set around a central core creating an outstanding source of natural light flowing throughout the building. With modern, refurbished floor space, a communal roof terrace and a full height central atrium, Quantum offers a vibrant and inviting working environment.





The office space at Quantum is set around a central core allowing for maximum natural light. At the third floor is a large communal terrace with scenic views of the surrounding area.



## Quantity available

Quantum is part let to Dynatrace Ltd, Seagate Technologies and Generics (UK) Limited.

The remaining suites available comprise the following:

FLOOR	SQ FT	SQ M	PARKING SPACES
Ground	19,136	1,778	56
Third	4,973	462	14
Total	24,109	2,240	70

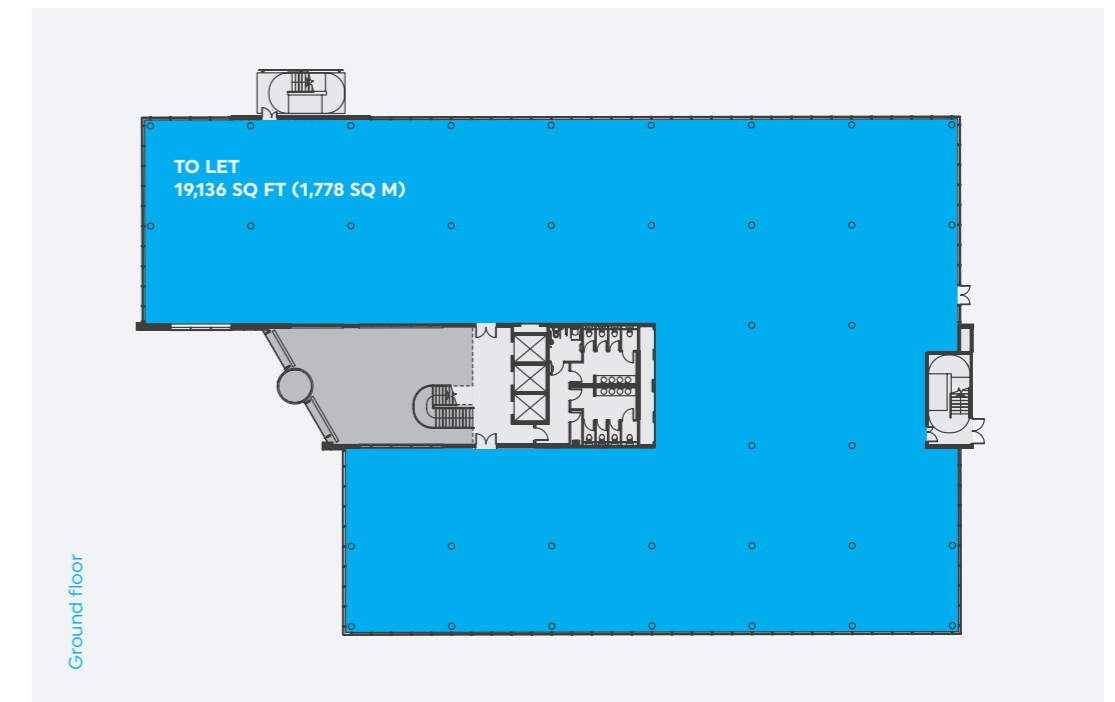
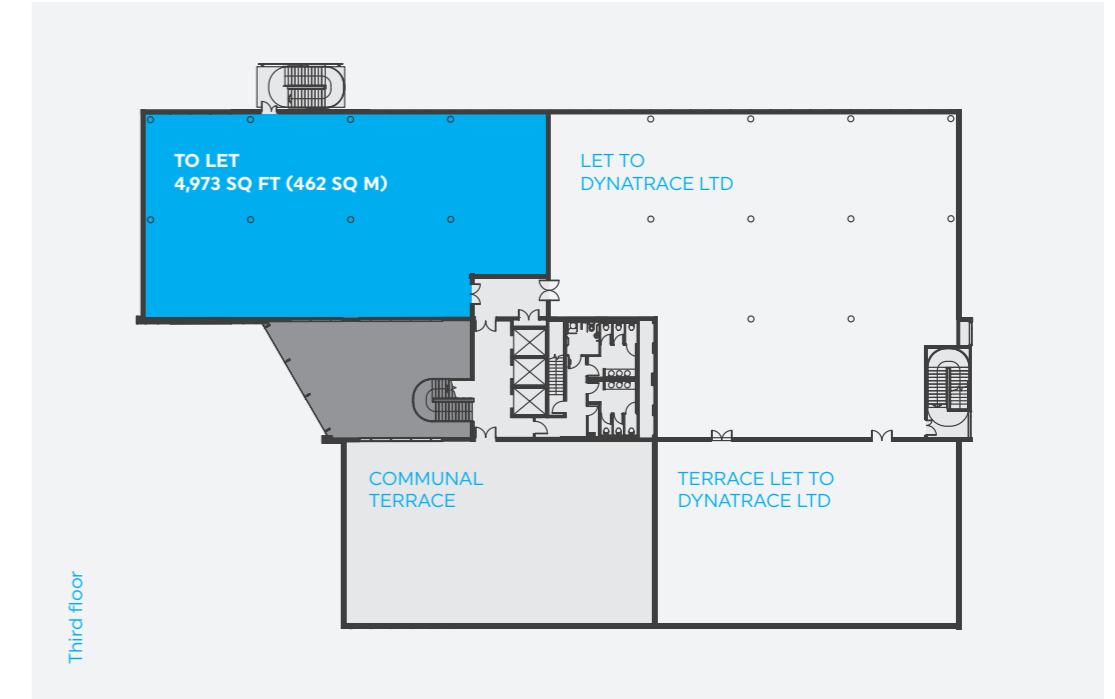
Measured on a IPMS 3 area basis

All occupiers of the building have shared use of a large roof terrace at third floor level.

## Quality specification

The building has the following specification:

- Four pipe fan coil air-conditioning
- 150mm full access raised floor
- 3 x 13 person passenger lifts
- 2.75m floor to ceiling height
- Shower on each floor
- Communal south-facing roof terrace
- A car parking ratio of 1:350 sq ft
- Cycle stands
- EPC rating C - 70





## Quantum's neighbours

Quantum benefits from being part of Vanwall Business Park, Maidenhead's leading Business Park and houses a diverse mix of well known household names.

### PARK OCCUPIERS

- |   |   |
|---|---|
| 1    | 2  |
| 3    | 4  |
| 5    | 6  |
| 7    | 8  |
| 9  |   |

### LOCAL MAIDENHEAD OCCUPIERS

- |   |   |   |
|---|---|---|
|  |  |  |
|  |  |  |
|  |  |   |

## Quick connections

The location provides excellent road, rail and air links being only minutes from the M4 J8/9 and the M40. Maidenhead town centre is within a 15 minute walk where rail services connect Maidenhead to Central London, with Crossrail improving the journey times in 2019. Maidenhead is also within easy reach of Heathrow Airport.

**BUSES**  
 7 (Norreys Drive) Every 30 mins  
 9 (Wootton Way shops) Hourly  
 Connecting to town centre and station in 5-8 minutes

**ROAD from Maidenhead**  
 Reading 28 mins  
 Heathrow 30 mins  
 London, West End 57 mins

**RAIL from Maidenhead (current times)**  
 Reading From 15 mins  
 Paddington From 24 mins  
 2019 Crossrail services start



## Quintessentials

Quantum is surrounded by a wealth of retail and leisure amenities:

**LEISURE**  
 1 Desborough Park 0.2 miles  
 2 Norden Farm Centre for the Arts 0.3 miles  
 3 Maidenhead Golf Club 1.2 miles  
 4 Ascot Racecourse 10 miles

**FOOD & DRINK**  
**Sandwiches/Coffee:**  
 5 Sainsbury's Local 0.2 miles  
 6 Leo's Expresso 0.2 miles  
 7 Tesco Express 1.1 miles  
 8 Starbucks 1.8 miles

**Pub:**  
 9 The Crown 0.1 miles

**RESTAURANTS**  
 10 The Fat Duck (Blumenthal) 3.1 miles  
 11 The Hind's Head (Blumenthal) 3.1 miles  
 12 The Waterside Inn (Roux) 3.2 miles

**HOTELS**  
 13 Holiday Inn Maidenhead 0.7 miles  
 14 Fredrick's Hotel, Restaurant and Spa 0.9 miles

Source:  
 Drive times - The AA route planner  
 Rail times from Maidenhead Station - National Rail Enquiries



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