



**2,919 - 11,296 SQ FT OF MODERN
GRADE A OFFICES
IN MAIDENHEAD TOWN CENTRE**

THE PLACE - FOR BUSINESS



11,296 sq ft of modern Grade A office accommodation available with a light and spacious reception and lobby which creates not only a welcoming entrance for employees and visitors alike, but also a great first impression.



THE PLACE - FOR QUALITY...

The reception and lobby areas are finished to a high modern specification to complement the accommodation.

SPECIFICATION

- VRF air conditioning
- Suspended ceilings with LED lighting
- Two 13 person passenger lifts
- Full access raised floors
- Outdoor courtyard and informal seating area
- Secure car parking - Ratio of 1:500 per sq ft
- Male and female WCs and shower
- EPC rating D - 100



FIRST FLOOR

Second floor	LET	
First floor (North)	2,996 sq ft	(278 sq m)
First floor (South)	5,381 sq ft	(500 sq m)
Ground floor (North)	2,919 sq ft	(271 sq m)
Ground floor (South)	LET	
TOTAL AVAILABLE	11,296 sq ft	(1,049 sq m)



GROUND FLOOR

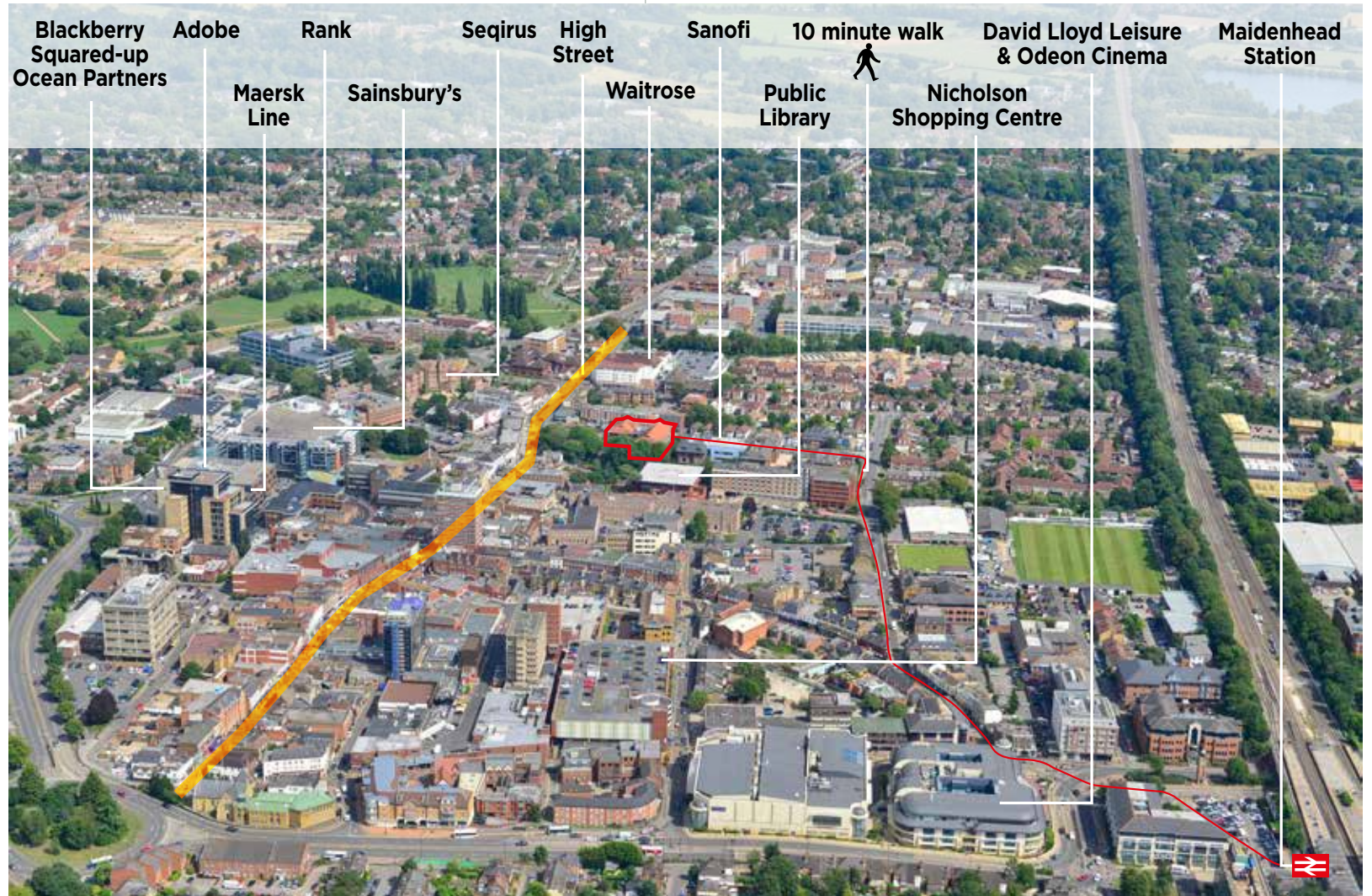
THE PLACE - FOR CONNECTIVITY...

The Place is located just off Maidenhead High Street on Bridge Avenue, set within an established business environment with all the right business and communication links

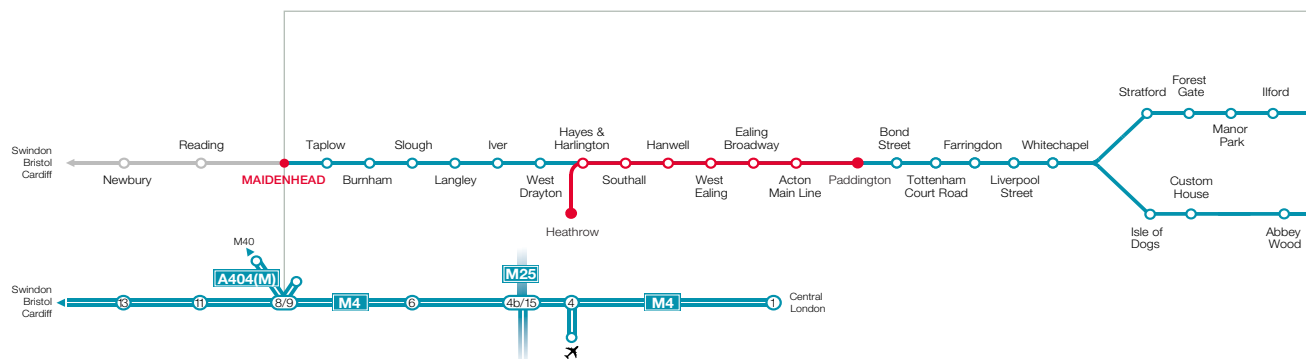
Maidenhead continues to attract new office development schemes with many major companies such as Adobe, Lexmark, Johnson & Johnson, Seagate and Fujitsu having already located in the area.



Surrounded by beautiful countryside and set on the River Thames, Maidenhead is one of the Thames Valley's most picturesque towns, offering a mixture of shopping, dining and leisure activities.



Being at the beginning of the forthcoming Crossrail link through London, Maidenhead will benefit from a new high speed, high capacity railway that will provide better access to the capital and bring Heathrow airport within a half an hour train journey



Maidenhead station has fast and frequent services both to London and the South West. Maidenhead will also be the starting station of Crossrail, linking the Thames Valley with Heathrow (26 mins*), London's West End (40 mins*), the City of London (46 mins*) and Canary Wharf (54 mins*).

*Source: www.crossrail.co.uk

PLACE THE

MAIDENHEAD

ASSET MANAGED BY

Vantage
Asset
Management
Limited

BY ROAD SAT NAV REF SL6 1AF

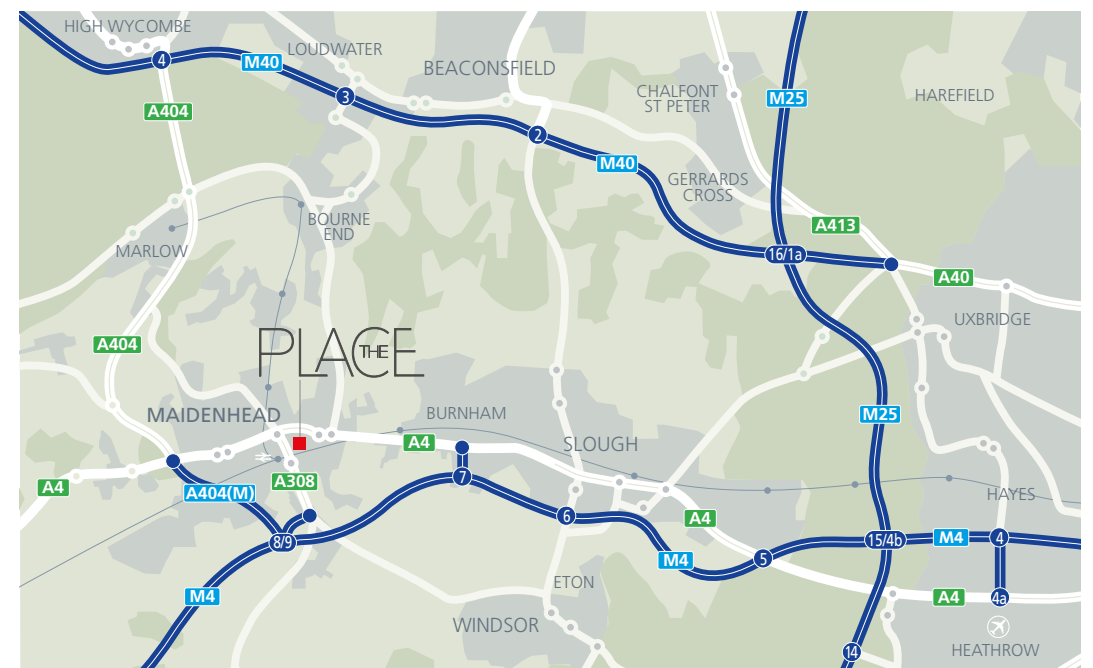
M4 - J8/9	2 miles
M40 - J4 (eastbound)	9 miles
M25	12 miles
Reading	15 miles
Heathrow	16 miles
Central London	30 miles

Source: AA route planner

BY RAIL

Slough	7 mins
Reading	11 mins
London Paddington	34 mins
Heathrow	39 mins

Source: National Rail



TERMS

Available on a full repairing and insuring lease for a term to be agreed.

VIEWING

By appointment through the joint sole agents:



The Place is ideally located in central Maidenhead only a short walk from the mainline station, with direct links to London and the Thames Valley. Road communications are also excellent with Junction 8/9 of the M4 only 2 miles away.



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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. September 2020.

Designed by
HEKTA