

TO LET

COREP



TOR, Maidenhead

Part Ground Floor, From 2,500 – 7,000 sq ft

Summary

- VRV heating and cooling a/c
- Excellent Natural Light
- Parking Ratio 1:329 sq ft
- Onsite Café
- EPC – B (32)
- High quality fit out
- Flexible leases available
- Showers and changing rooms
- Up to 70 fixed desks + 30 hot desks
- 2,500 – 7,000 sq ft
- Sublease
- £30 per sq ft

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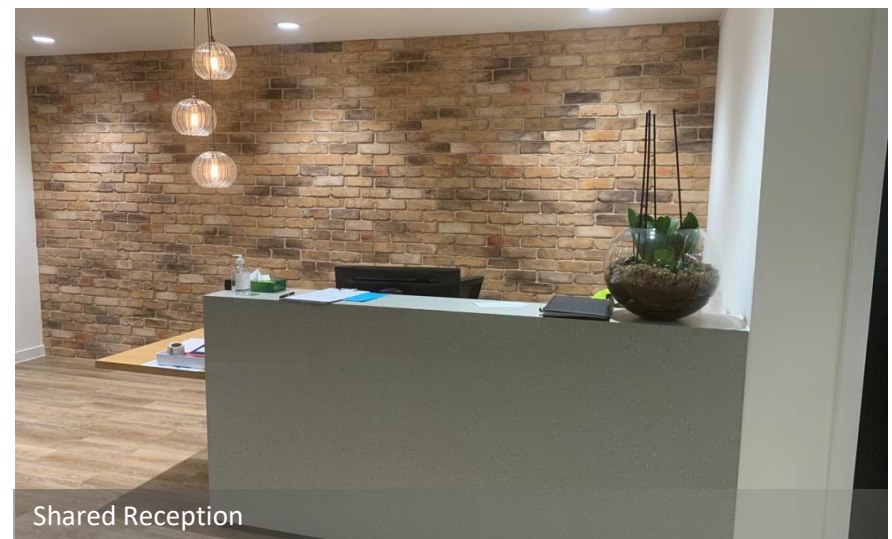
Office space



Drop down area



Communal Break Out



Shared Reception

Current Itinerary

The ground floor was fully fitted by our client in 2018 who can offer the existing furniture as part of the deal.

The space can be reconfigured to offer c. 2,500 – 7,000 sq ft depending on each interested parties requirements. The specification includes:

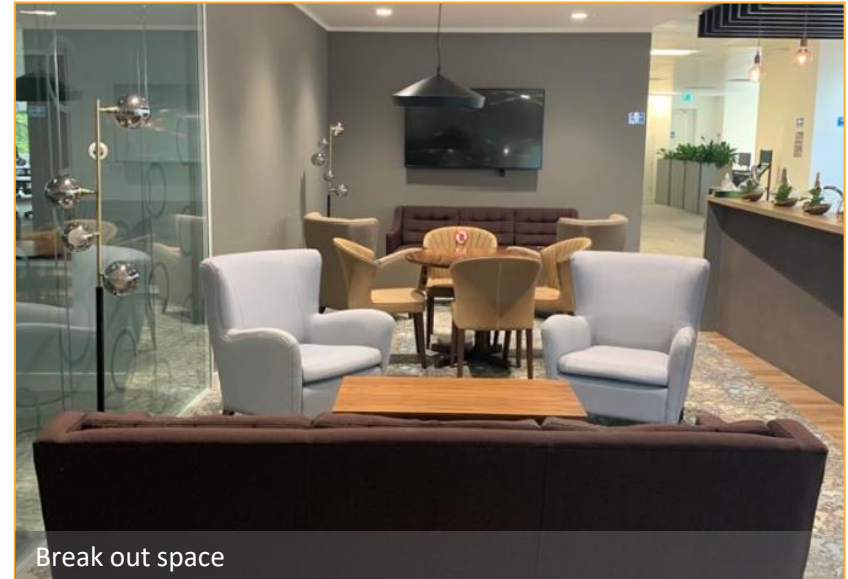
- Up to 70 desks
- An additional 30 drop hot desks
- X7 demised meeting rooms
- Additional communal meeting rooms
- Large break out facility with kitchen, tables and town hall meeting area
- Coffee shop in main reception
- Showers on lower ground level
- Good town centre parking ratio
- Demised kitchen



Hot desks



Informal meeting area

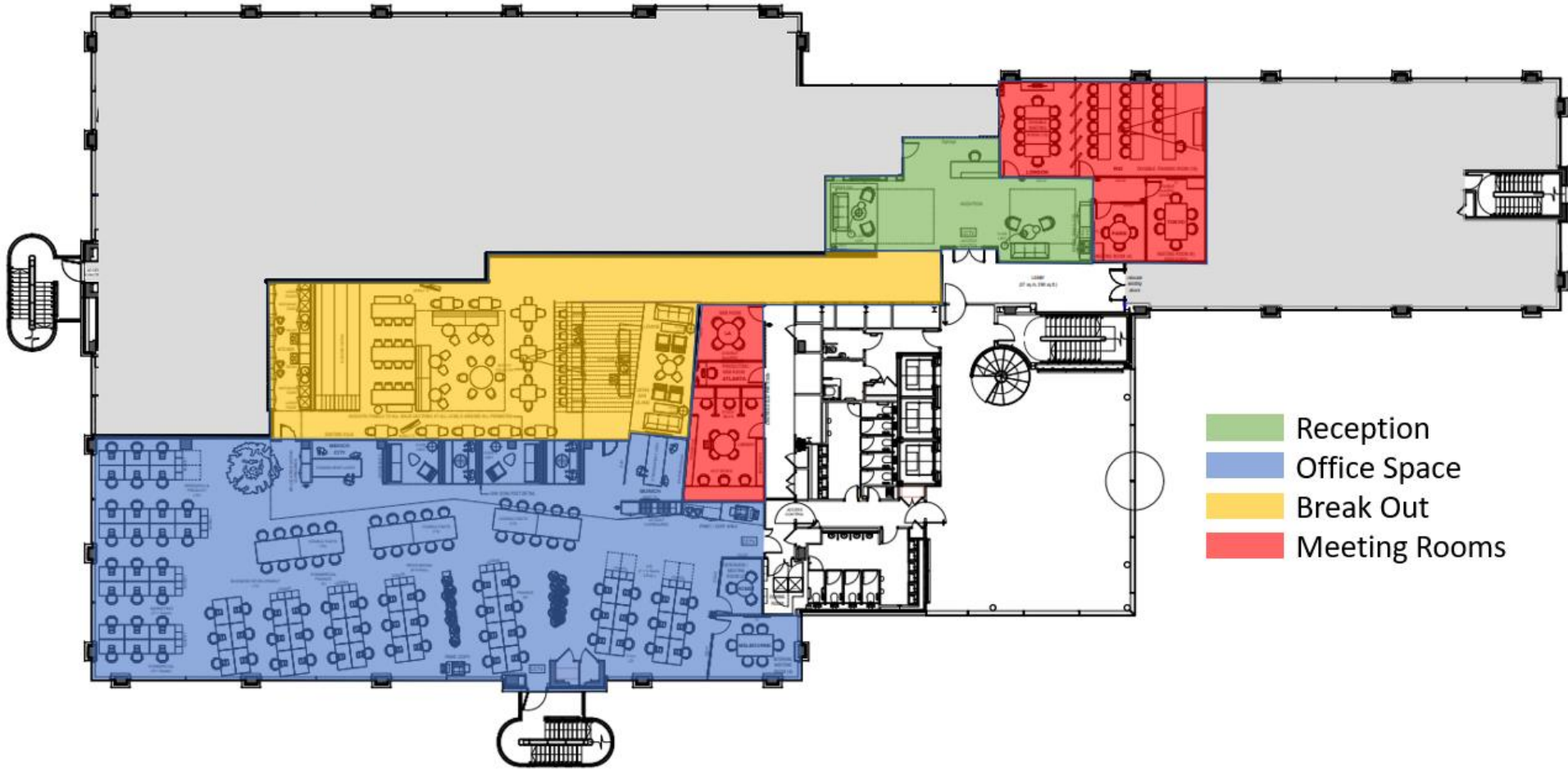


Break out space

Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. Sept 2019

Floor Plan



- Reception
- Office Space
- Break Out
- Meeting Rooms

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TOR, Maidenhead

Part Ground Floor

COREP

Location

Located in the heart of Maidenhead, the ground floor at TOR offers a combination of high quality office space, excellent onsite facilities with a good onsite parking.

The building itself was completed in 2015 as a joint venture development between BlackRock and Rockspring. The building comprises of 67,777 sq ft of Grade A offices. Tenants include Rank Leisure, Empirix and Vertiv

Description

TOR's base specification includes:

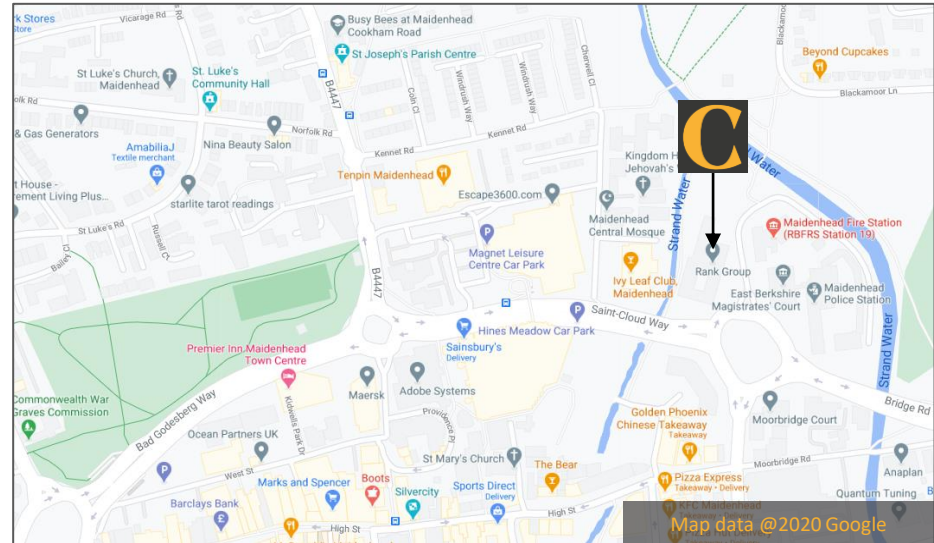
- VRV heating and cooling a/c
- Full accessible raised floors
- Suspended ceilings with LG7 lighting
- PIR lighting sensors
- Onsite café (main reception)
- Showers and Changing rooms
- Wild garden
- Excellent town centre parking ratio of 1:329 sq ft
- Fully glazed double height reception
- Excellent natural light throughout
- BREAAAM – Excellent
- Allocated cycle spaces

Terms

A new sublease available for a term of years to be agreed.
The contractual expiry date of the headlease is 9th February 2030.

Rent

The quoting rent is £30 per sq ft



Legal Costs

Each party to bear their own legal costs.



Viewings

Sean Cleaver
Sim Khatkar

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