



WEST STREET ◦ MAIDENHEAD ◦ SL6 1RL

3,555-13,739 SQ FT OFFICES TO LET

BEST IN CLASS TOWN CENTRE OFFICES
WITHIN A SHORT WALK OF MAIDENHEAD STATION
ON THE NEW ELIZABETH LINE



SPECIFICATION



OCCUPATIONAL DENSITY
1: 8m²



RAISED ACCESS FLOORS



CAR PARKING RATIO
1:909 SQ FT



CONVENTIONAL AND FULLY FITTED SUITES



AIR CONDITIONING



THREE 13 PERSON LIFTS



BICYCLE PARKING SPACES



EPC A



FULLY ACCESSIBLE METAL TILE SUSPENDED CEILINGS



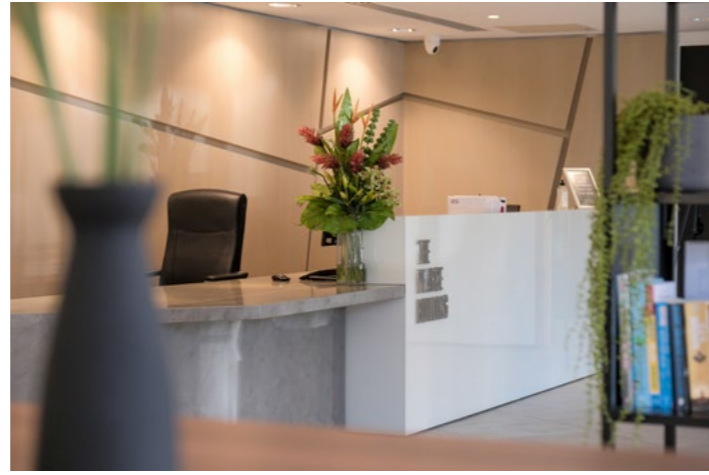
L67 COMPATIBLE LIGHTING WITH DAYLIGHT DIMMING



NEWLY REFURBISHED SHOWERS, CHANGING AND LOCKER FACILITIES

BREEAM[®]

BREEAM RATING 'EXCELLENT'



NEWLY REFURBISHED RECEPTION AND BUSINESS LOUNGE

OPEN PLAN AND FITTED ACCOMMODATION

Floor	sq ft	sq m
Sixth	6,366	591.4
Part Third – fully fitted	3,555	330.2
Ground	3,818	354.7
Total	13,739	1276.3

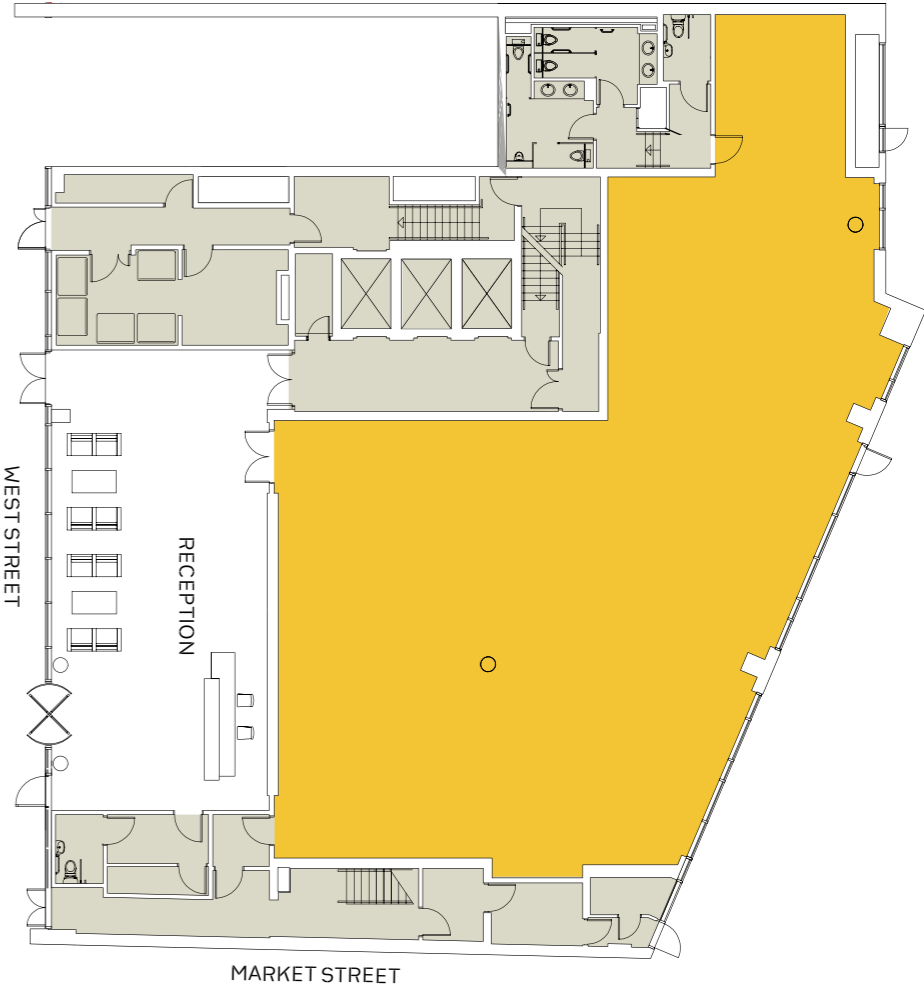
PART THIRD FLOOR: FULLY FITTED



SIXTH FLOOR



GROUND FLOOR





NEW SHOWERS | LOCKERS | CYCLE STORE



AN INSPIRED LIFESTYLE AND A LEADING THAMES VALLEY OFFICE LOCATION

WHEN WORK ENDS, THE FUN BEGINS

Maidenhead is a Thames-side town and has one of the most attractive environments in the Thames Valley, with some of the UK's foremost restaurants including The Fat Duck and The Waterside Inn.

The town centre offers a range of leisure and retail amenities, including a David Lloyd leisure centre and the Nicholsons shopping centre.

Amenities are set to be further enhanced with the imminent redevelopment of the King Street / Queen Street area.



MAIDENHEAD HAS ATTRACTED TOP COMPANIES FROM MANY SECTORS

The Pearce Building is located in Maidenhead town centre. It benefits from direct access to Junction 8/9 of the M4 within 10 minutes.

Maidenhead train station provides access to London Paddington within 37 minutes, Heathrow in 26 minutes and Reading in 12 minutes.

Maidenhead is on the Elizabeth Line (Crossrail) route which is now in operation.

ROAD

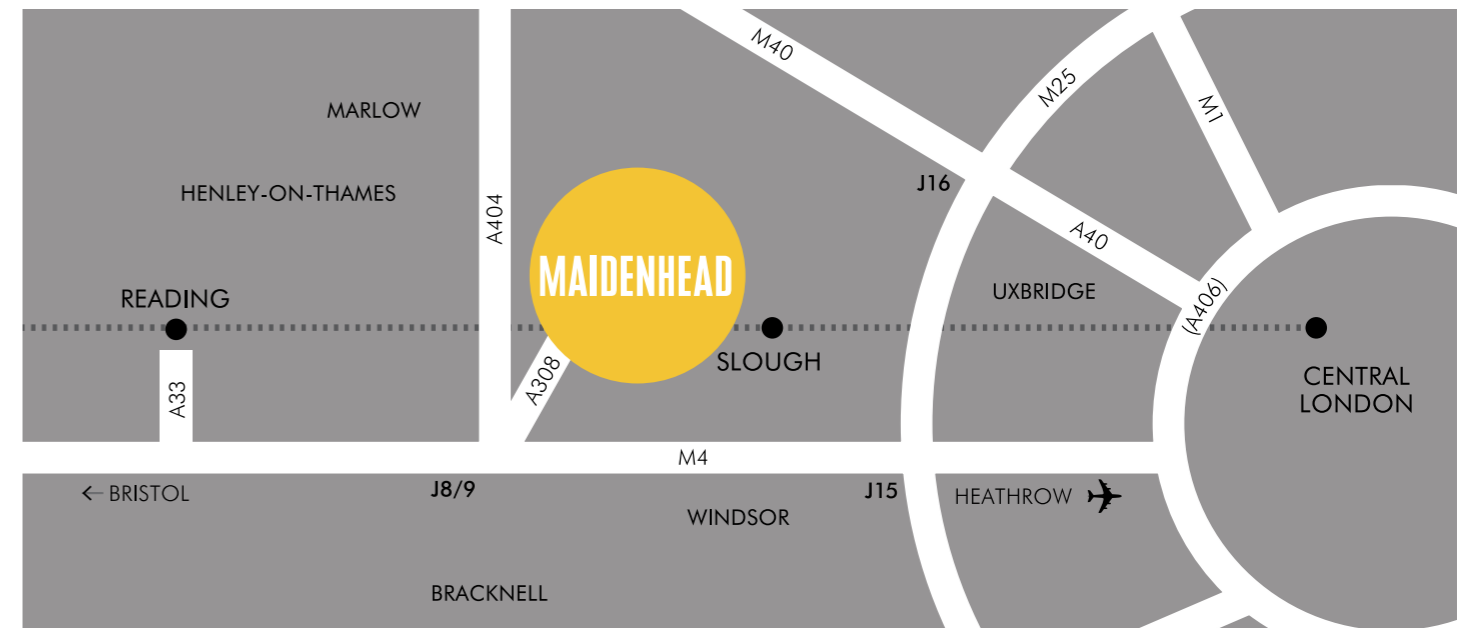
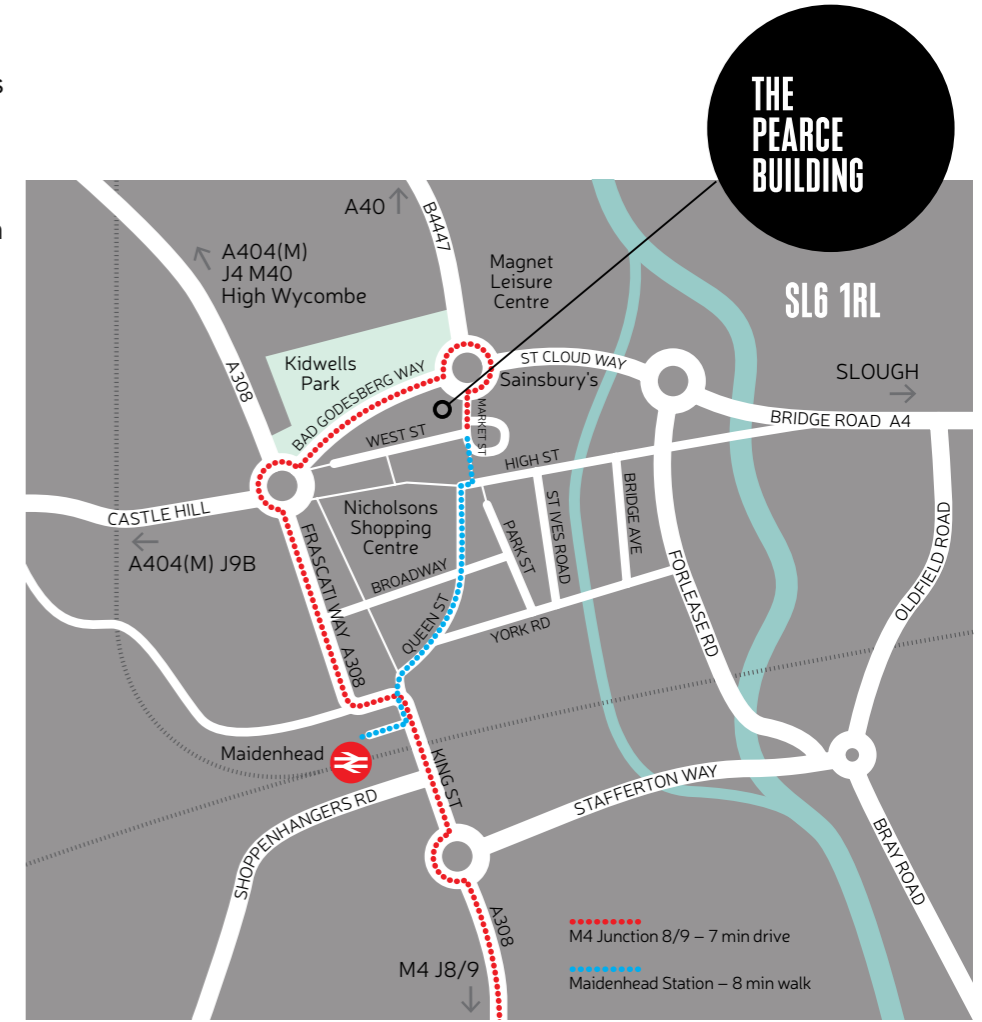
M4 (junction 8/9)	2 miles
M40 (junction 4)	8 miles
M25 (junction 15)	10 miles
Central London	25 miles

RAIL

	(fastest)
Reading (GWR)	15 mins
Paddington (GWR)	28 mins
Heathrow Airport	32 mins

AIR

Heathrow Airport	15 miles
Luton Airport	42 miles
Gatwick Airport	50 miles



VIEWING AND FURTHER INFORMATION



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