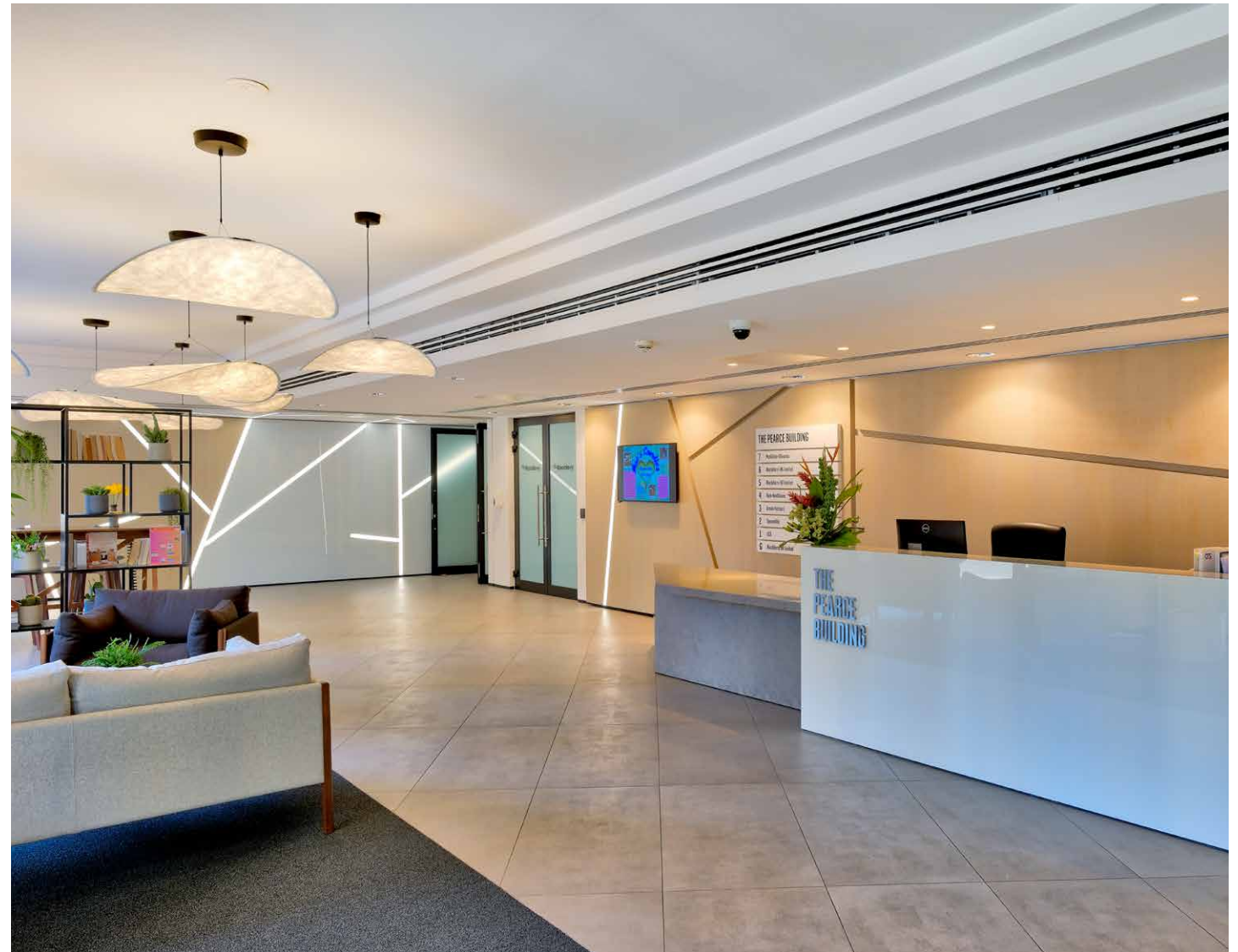




**WEST STREET ◦ MAIDENHEAD ◦ SL6 1RL**

**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: 8m<sup>2</sup>**



**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**



**LG7 COMPATIBLE LED LIGHTING  
WITH DAYLIGHT DIMMING**



**NEWLY REFINISHED SHOWERS,  
CHANGING AND LOCKER  
FACILITIES**

**BREEAM<sup>®</sup>**

**BREEAM RATING  
'EXCELLENT'**





NEWLY REFURBISHED RECEPTION AND BUSINESS LOUNGE





FULLY FTED SUITES ON GROUND AND THIRD FLOOR



# ACCOMMODATION

Floor		sq ft	sq m
Sixth		6,366	591.4
Part Third	Fully fitted	3,555	330.2
Ground	Fully fitted	3,818	354.7
<b>Total</b>		<b>13,739</b>	<b>1,276.3</b>



**GROUND FLOOR FITTED SUITE**

**GROUND FLOOR FULLY FITTED 3,818 SQ FT**



**PART THIRD FLOOR FULLY FITTED 3,555 SQ FT**









PART THIRD FLOOR FITTED SUITE





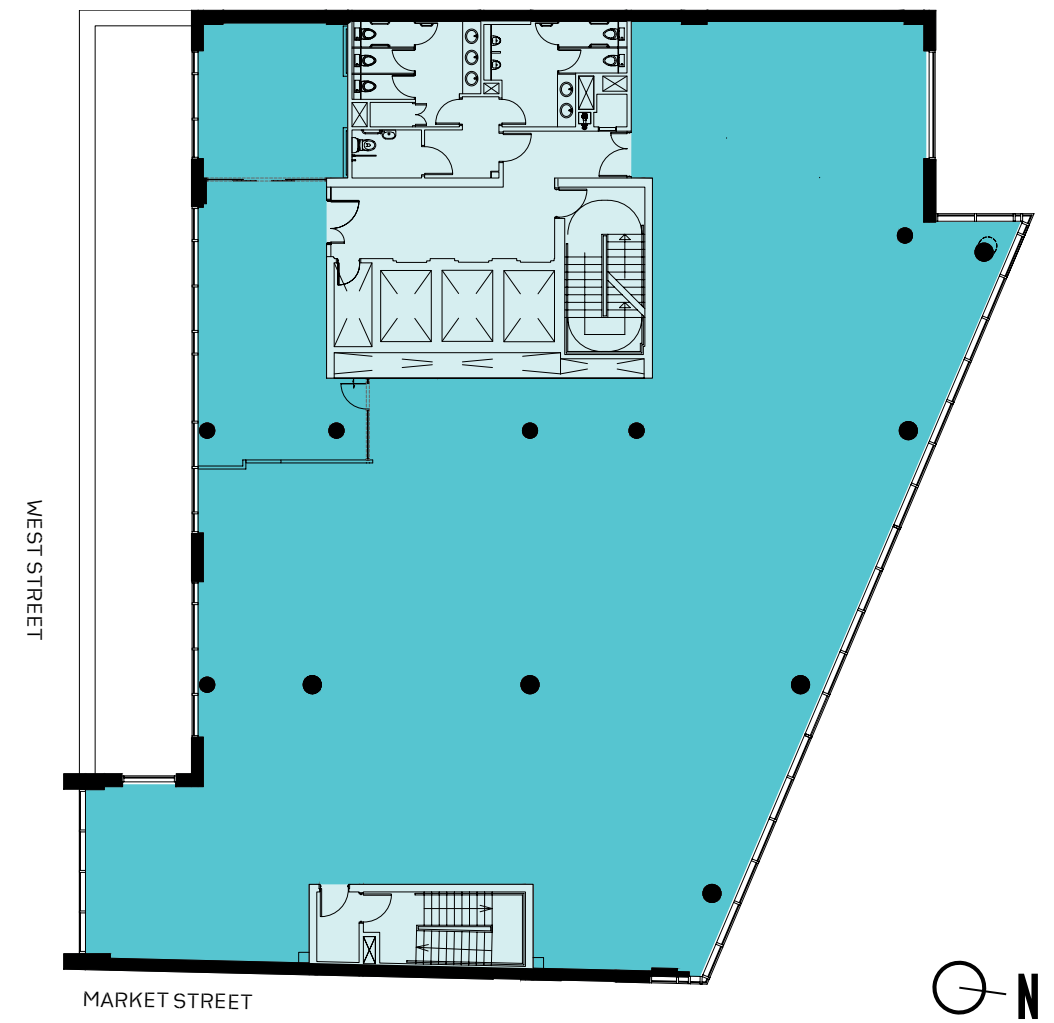


**SIXTH FLOOR OPEN PLAN SPACE**





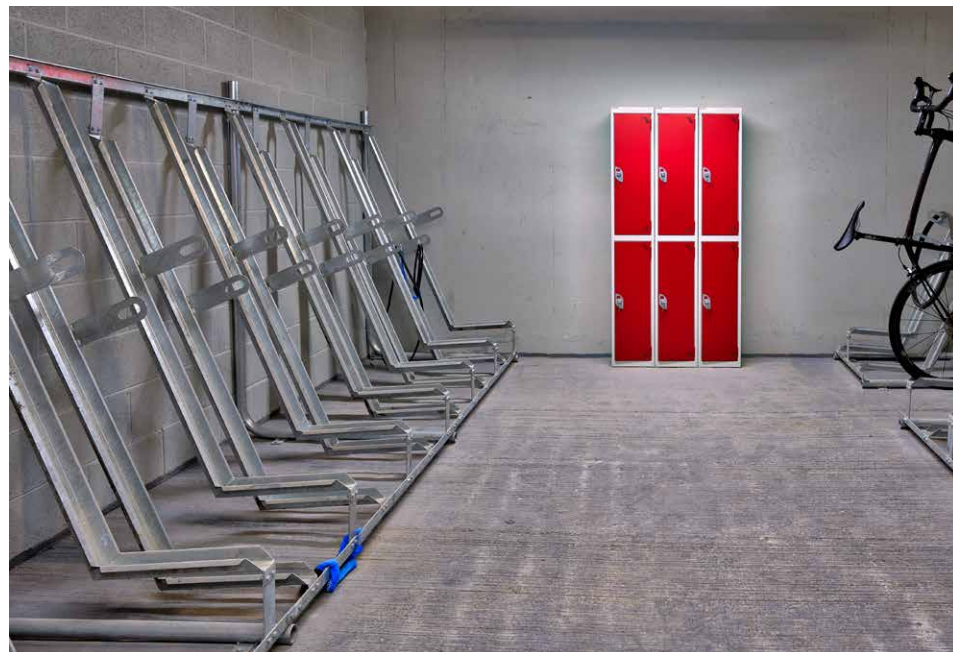
**SIXTH FLOOR**  
**OPEN PLAN SPACE**  
**6,366 SQ FT**







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

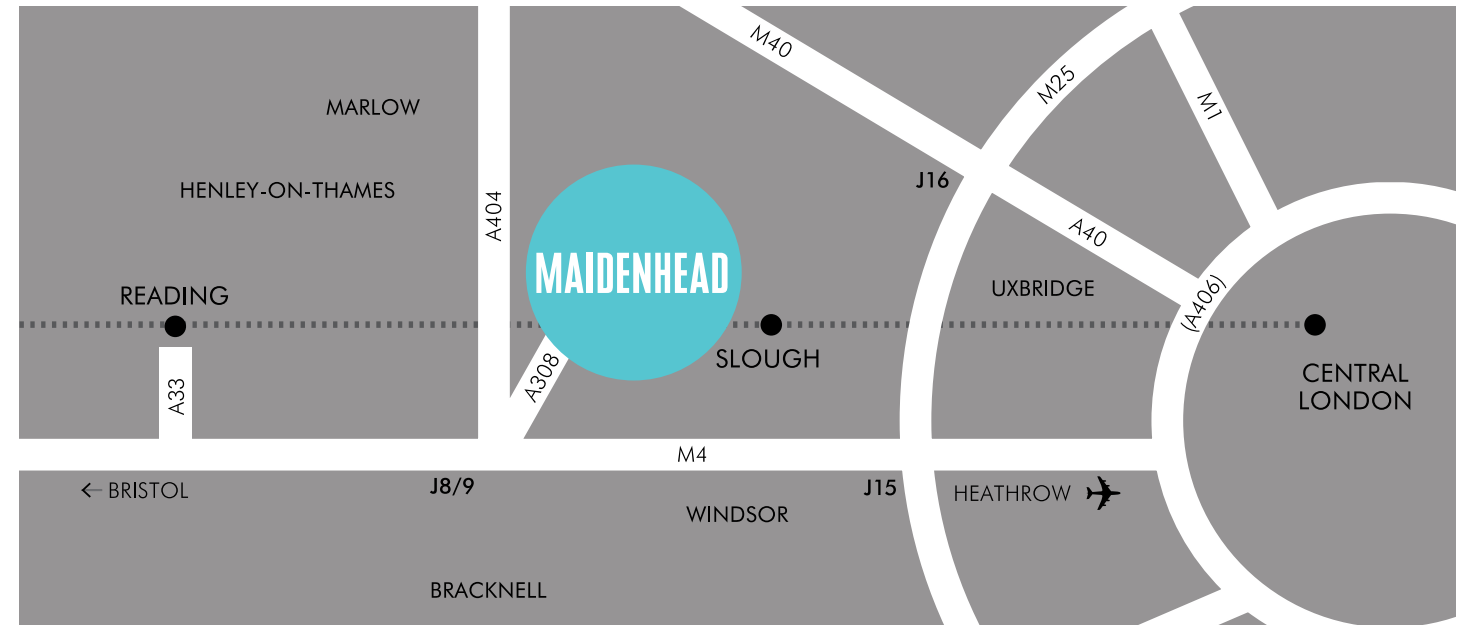
M4 (junction 8/9)	2 miles
M40 (junction 4)	8 miles
M25 (junction 15)	10 miles
Central London	25 miles

### 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**



**Jeremy Metcalfe**

07587 039562

[jeremy.metcalfe@hollishockley.co.uk](mailto:jeremy.metcalfe@hollishockley.co.uk)

**Alice Hilliard**

07557 280885

[alice.hilliard@hollishockley.co.uk](mailto:alice.hilliard@hollishockley.co.uk)

**Freddie Chandler**

07935 769627

[freddie.chandler@hollishockley.co.uk](mailto:freddie.chandler@hollishockley.co.uk)