

FIRST FLOOR LET TO
BARLOWORLD

The logo for AURORA features a large, white, stylized letter 'C' on the left. To the right of the 'C', the word 'AURORA' is written in a clean, white, sans-serif font, with each letter spaced out.

AURORA

Vanwall Business Park, Maidenhead SL6 4UB

New Grade A Offices 9,872 sq ft available
TO LET

DESCRIPTION

Aurora is a striking, high quality office building, benefiting from full 'back to frame' refurbishment, currently offering approx 9,872 sq ft new Grade A ground floor office space.

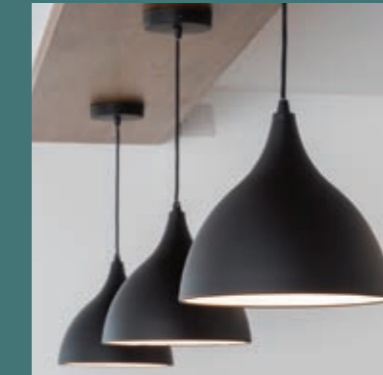
Aurora is prominently positioned within Vanwall Business Park, an established out of town location just over one mile from Maidenhead railway station and Maidenhead town centre amenities. The town boasts a thriving pharmaceutical, technology and telecommunications industry with names such as SAP, Seiko, Biogen, Sequiris, Abbott Labs, GlaxoSmithKline and Adobe.



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Prominently positioned within an established out of town location

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SPECIFICATION

- Glazed feature entrance and reception
- VRF air conditioning
- Suspended ceilings
- LG7 compatible LED intelligent PIR lighting
- Fully accessible raised floors
- 10 person passenger lift
- Male and female WCs on each floor
- Shower on ground floor
- Occupational density of 1:10 sq m
- Generous car parking
- EPC 'B' rating



Illustrative Computer-Generated Image of fit out



Proposed fitout of ground floor offices, deliverable within 12-14 weeks after new lease terms are agreed. (Computer Generated Images)



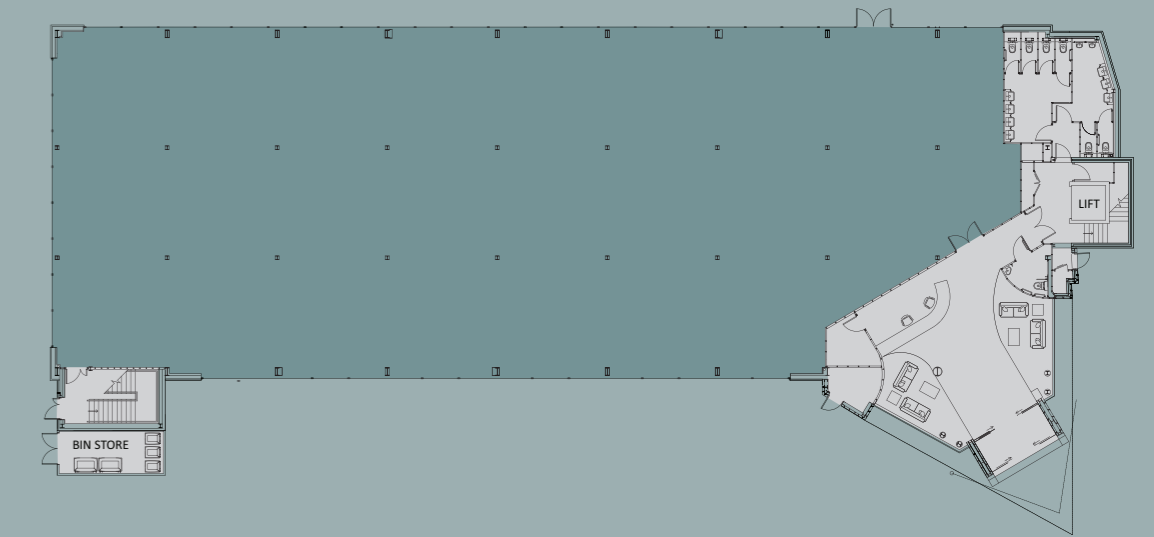
EXISTING GROUND FLOOR SPACE

ACCOMMODATION

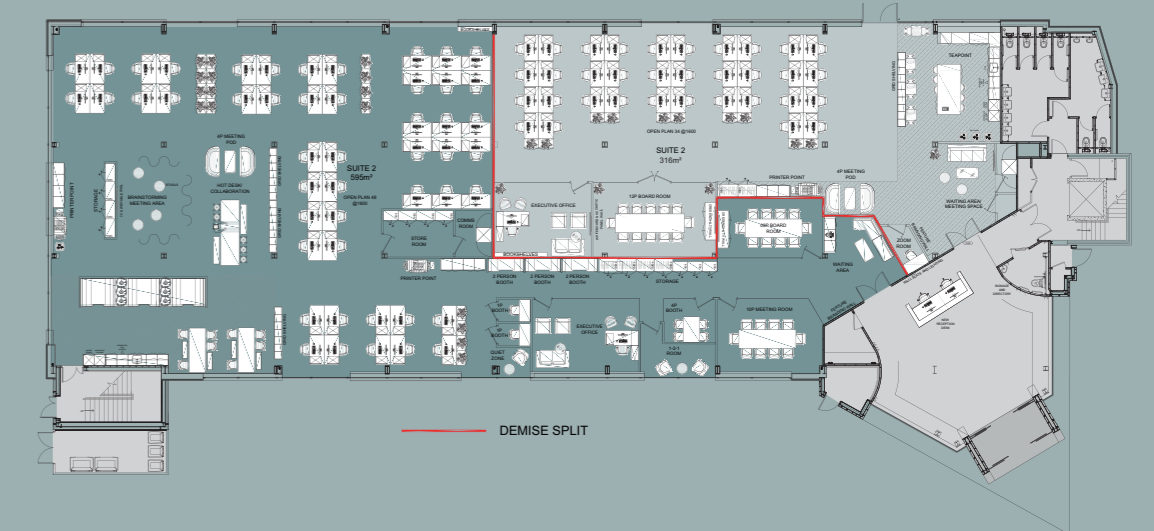
The ground floor can be taken as a whole at 9,872 sq ft or sub-divided into two suites of either 2,873 sq ft or 6,124 sq ft.

Floor	sq ft	sq m
Ground Suite 1	6,124	569
Ground Suite 2	2,873	267
Total existing GF office	9,872	917.2

Areas are shown as approximate net internal.
IPMS 3 measurements are available on the website:
www.auroramaidenhead.co.uk



GROUND FLOOR - EXISTING



GROUND FLOOR - POTENTIAL SPLIT

Not to scale, for indicative purposes only.

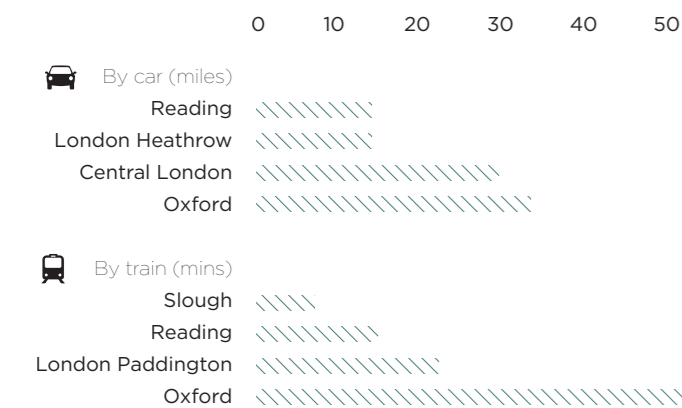
LOCATION

Vanwall Business Park sits adjacent to the A404(M) providing direct access to the motorway network with Junction 8/9 of the M4 only 4 minutes away and Junction 4 of the M40 only 11 minutes away.

Aurora sits amongst some impressive occupiers, within the long established Vanwall business park, benefiting from good proximity to local amenities, only a short walk from the on-park cafe (Caffe Kix), Sainsburys Local and a variety of other local shops and retailers.

Rail links are excellent with regular rail services to Central London. This has been further improved with the delivery of the Elizabeth Line, with future journey times to Bond Street and Canary Wharf being 41 and 55 minutes respectively.

Maidenhead is also within easy reach of Heathrow Airport, 14 miles distant, giving direct access to European and International destinations. Western Rail Link to Heathrow (WRLtH) is a proposed new rail link which will reduce journey times from Maidenhead to London Heathrow to 14 minutes.



Approximate times and distances. Sources: google.co.uk/maps and nationalrail.co.uk



LOCAL OCCUPIERS

1. Abbvie
2. Biogen
3. Seiko UK
4. SAP (UK) Ltd
5. GSK
6. Abbott UK
7. Costain
8. Kingsmill
9. Dahua

LOCAL AMENITIES

1. Caffè Kix
2. Premier Inn
3. Sainsbury's Local
4. Odeon Cinema
5. Fredrick's Hotel & Spa
6. Stafferton Way Retail Park
7. The Waterside Inn
8. Waitrose





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A wide variety of independent specialist and national retailers

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Maidenhead offers a lifestyle for everyone, with more than a few hidden gems to explore

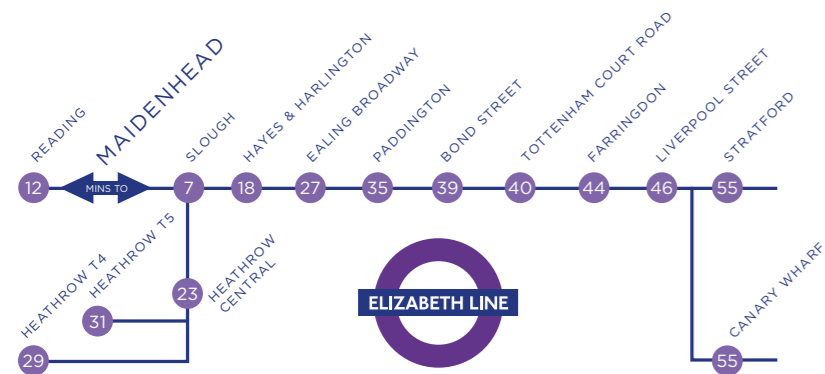
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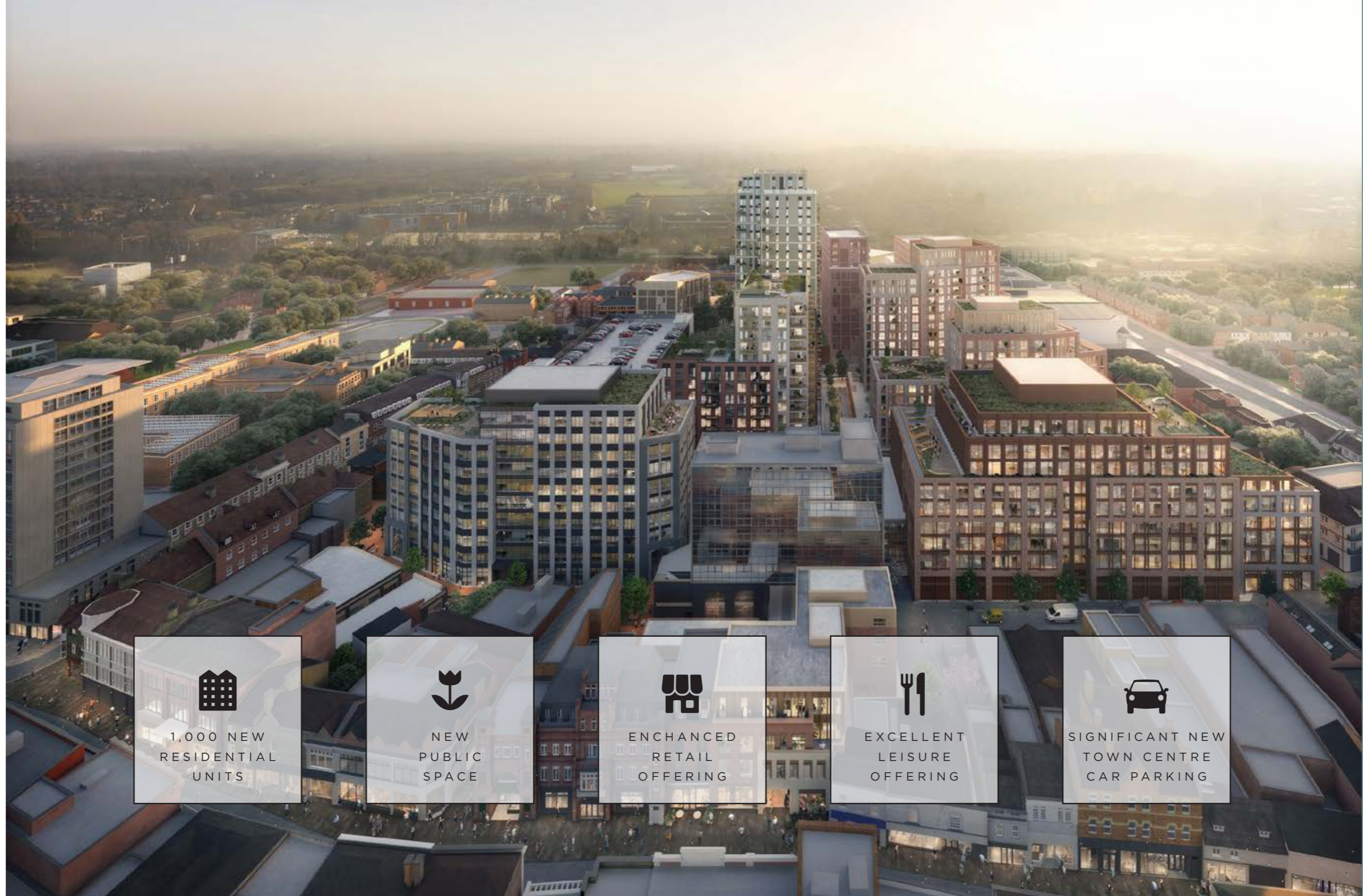
THE NEW MAIDENHEAD

Already a sought-after location, Maidenhead's ambitious regeneration plans are set to give the area an even wider and more impressive set of amenities and quality of life.

From the Landing, an attractive mixed-use redevelopment in front of the station, through to Nicholson's Quarter, the consented scheme to redevelop Nicholson's shopping centre in the heart of the town centre, and the recently completed Waterside Quarter development - Maidenhead is being comprehensively transformed. The town will also be shortly complimented by the completion of full Elizabeth Line services.




Approximate times. Source: crossrail.co.uk




1,000 NEW RESIDENTIAL UNITS


NEW PUBLIC SPACE


ENHANCED RETAIL OFFERING


EXCELLENT LEISURE OFFERING


SIGNIFICANT NEW TOWN CENTRE CAR PARKING



Indicative CGI's of planned town centre

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www.auroramaidenhead.co.uk

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