

PART GROUND FLOOR – 6,648 SQ FT

# CONCORDE PARK

MAIDENHEAD SL6 4BY

FULLY FITTED OFFICE SPACE READY FOR IMMEDIATE OCCUPATION





## DESCRIPTION

The available accommodation is on the ground floor, offering a 6,648 sq ft fully fitted office suite ready for immediate occupation.

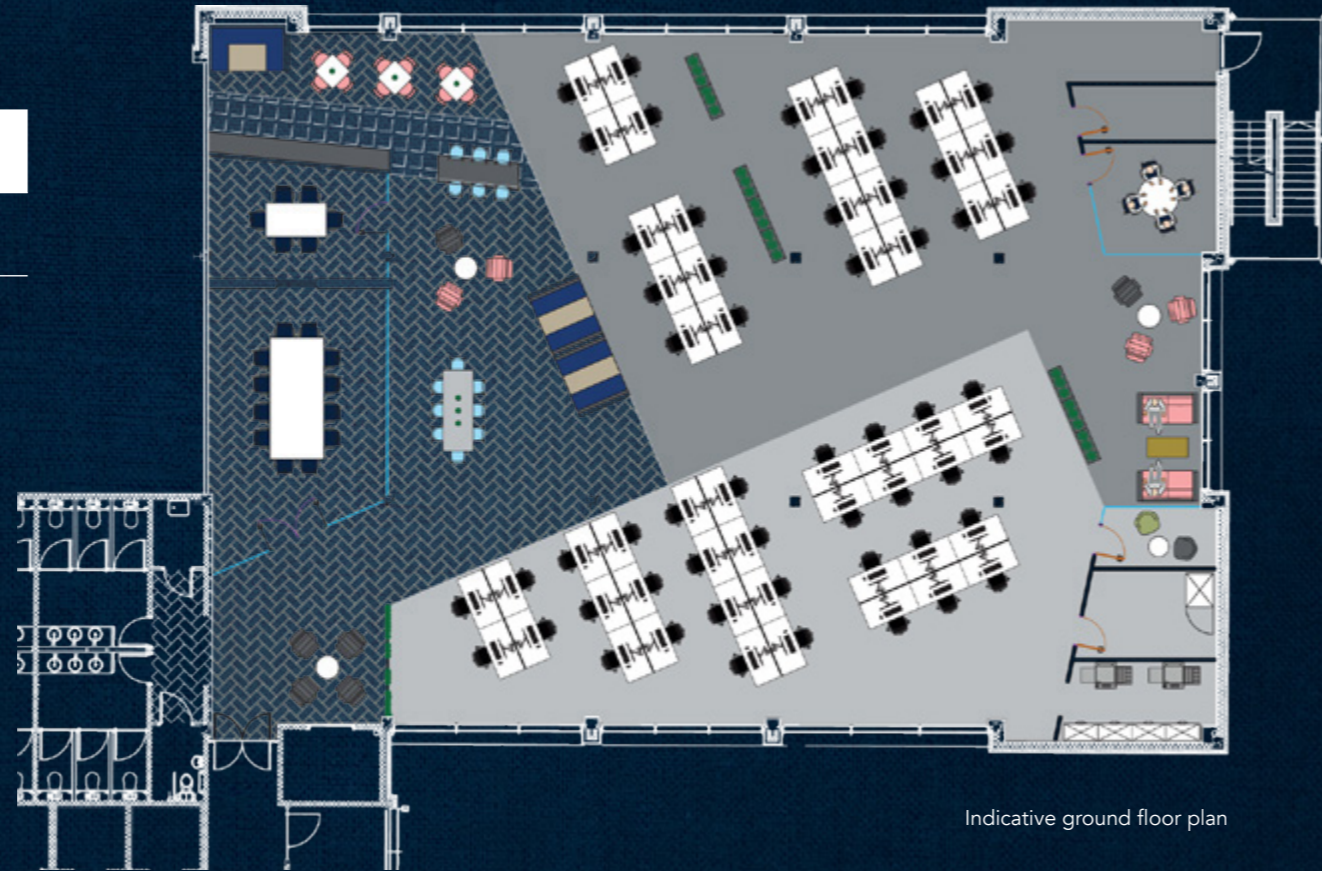
Concorde Park benefits from excellent car parking, an on-site cafe and being located within close proximity to the A404(M), J8/9 of the M4 motorway and Maidenhead town centre.

# AVAILABLE FOR IMMEDIATE OCCUPATION

## FULLY FITTED 6,648 SQ FT

Building 1	sq ft	sq m
Ground Suite 1	6,648	617
Car Parking Ratio	1:332 sq ft	

- Open Plan Desks: 52
- Reception: 1
- Board Room: 1
- Meeting Room: 3
- Ad Hoc meeting & breakout spaces: 7



# SPECIFICATION



Fully Fitted



VRF air conditioning



Double height reception area



150mm full access raised floors



Suspended ceilings



PIR sensor LED lighting



Shower facilities



Male, female and disabled WCs to each floor



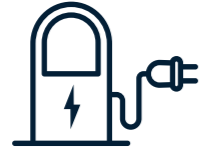
Ten person passenger lift



# AMENITIES



The Flying Bean Cafe on site



EV charging points



Excellent car parking (1:332 sq ft)



Picnic benches across the park



Covered Cycle Bays



On-site car washing



Walking distance to Maidenhead Station (0.9 miles)



Hosted reception available during working hours



Corporate catering available upon request



# LOCATION

Maidenhead is an established commercial location in the Thames Valley with excellent connections to London. It offers great amenities for businesses, with its extensive range of shops, restaurants, bars and leisure facilities.

Concorde Park is located on Norreys Drive, Maidenhead and provides easy access to the A404(M), J8/9 of the M4 motorway and Maidenhead town centre.



SAT NAV – SL6 4BY



M4 J8/9  
4 mins



London Paddington  
19 mins



Maidenhead Station  
0.9 mile



Heathrow Airport  
15 miles

CONCORDE PARK, MAIDENHEAD SL6 4BY

## Driving distances

Maidenhead centre/station	0.9 miles
M4 J8/9	1.5 miles
M40 J4	10 miles
Heathrow Airport	15 miles
Central London	30 miles

Source: theaa.com

## Train times

	from Maidenhead
Reading	14 minutes
London Paddington	19 minutes
Heathrow Airport	43 minutes

Source: nationalrail.com

## Elizabeth Line (Crossrail) times

	from Maidenhead
Slough	9 minutes
Reading	12 minutes
London Paddington	37 minutes
Bond Street	41 minutes
Liverpool Street	48 minutes
Canary Wharf	55 minutes

Source: crossrail.co.uk



**CONCORDE PARK**  
MAIDENHEAD SL6 4BY

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