

Vanwall Business Park / Maidenhead SL6 4UB

MAIDENHEAD

FIND YOUR NEW IDENTITY

iD Maidenhead is a landmark Grade A office building located on a premium Thames Valley office park, with excellent car parking and Maidenhead's town centre amenities and transport links on its doorstep.

The building offers up to 25,570 sq ft of Grade A Headquarters office space with a truly distinctive identity, benefiting from 91 parking spaces.





A BUILDING WITH REAL PERSONALITY

The reception at iD Maidenhead has undergone a significant refurbishment and remodelling to offer a striking new entrance with distinctive design details.

A high specification offers all the features an occupier would expect of a modern day business park.

EXCELLENT ON-SITE
PARKING RATIO OF
1:280 SQ FT

2.8M CLEAR FLOOR
TO
3.2M TO CEILING
HEIGHTS

EPC (31)
GRADE B

ARCHITECTURALLY
STRIKING
NEW BUILDING FAÇADE

1:8M²
OCCUPATIONAL DENSITY

TWO PASSENGER
LIFTS

DOUBLE RECEPTION
HEIGHT IMPRESSIVE

VRF HEATING &
COOLING

MALE & FEMALE
WCs
ON EVERY FLOOR

FULLY ACCESSIBLE
RAISED
FLOORS

LG7
COMPLIANT LIGHTING &
SUSPENDED CEILINGS

SHOWER
FACILITIES & **CYCLE** SPACES





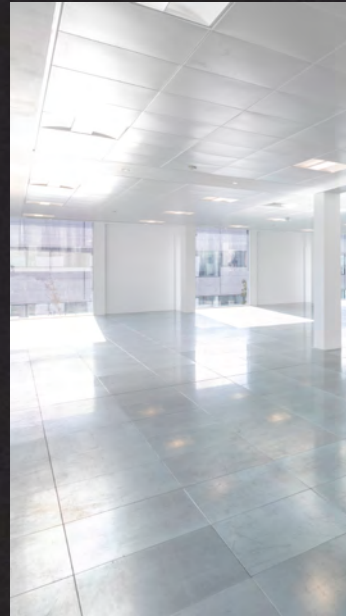


BRINGING
WORKSPACE
TO LIFE

A PLACE TO WRITE YOUR OWN STORY

The office space is light, bright and built for ultimate functionality. Arranged over the ground and first floors, they provide fully refurbished and highly flexible workspace.

Suitable for a range of occupiers, the floors overlook the attractively landscaped park and a short walk away from playing fields and other sport facilities.





FLOOR	SQ FT	SQ M
1st	12,650	1,175.2
Ground	12,920	1,200.3
TOTAL	25,570	2,375.5





INDICATIVE FIT-OUT CGI



SPACES

FOR YOU TO

SHOUT ABOUT

FLEXIBLE FLOORS TO MAKE YOUR OWN

Vanwall Road



GROUND FLOOR INDICATIVE LAYOUT

12,920 Sq Ft (1,200.3 Sq M)

Workstations	106
4 person meeting room	1
10 person meeting rooms	2
Breakout areas	18
Quiet room	1
Huddle room	1
Booths	2
Teapoint	1

Occupancy ratio	1:11.3 sq m
Occupancy total	106

Plan not to scale,
for indicative purposes only.





1ST FLOOR PLAN

12,650 Sq Ft (1,175.2 Sq M)

Plan not to scale,
for indicative purposes only.



GROUND FLOOR PLAN

12,920 Sq Ft (1,200.3 Sq M)

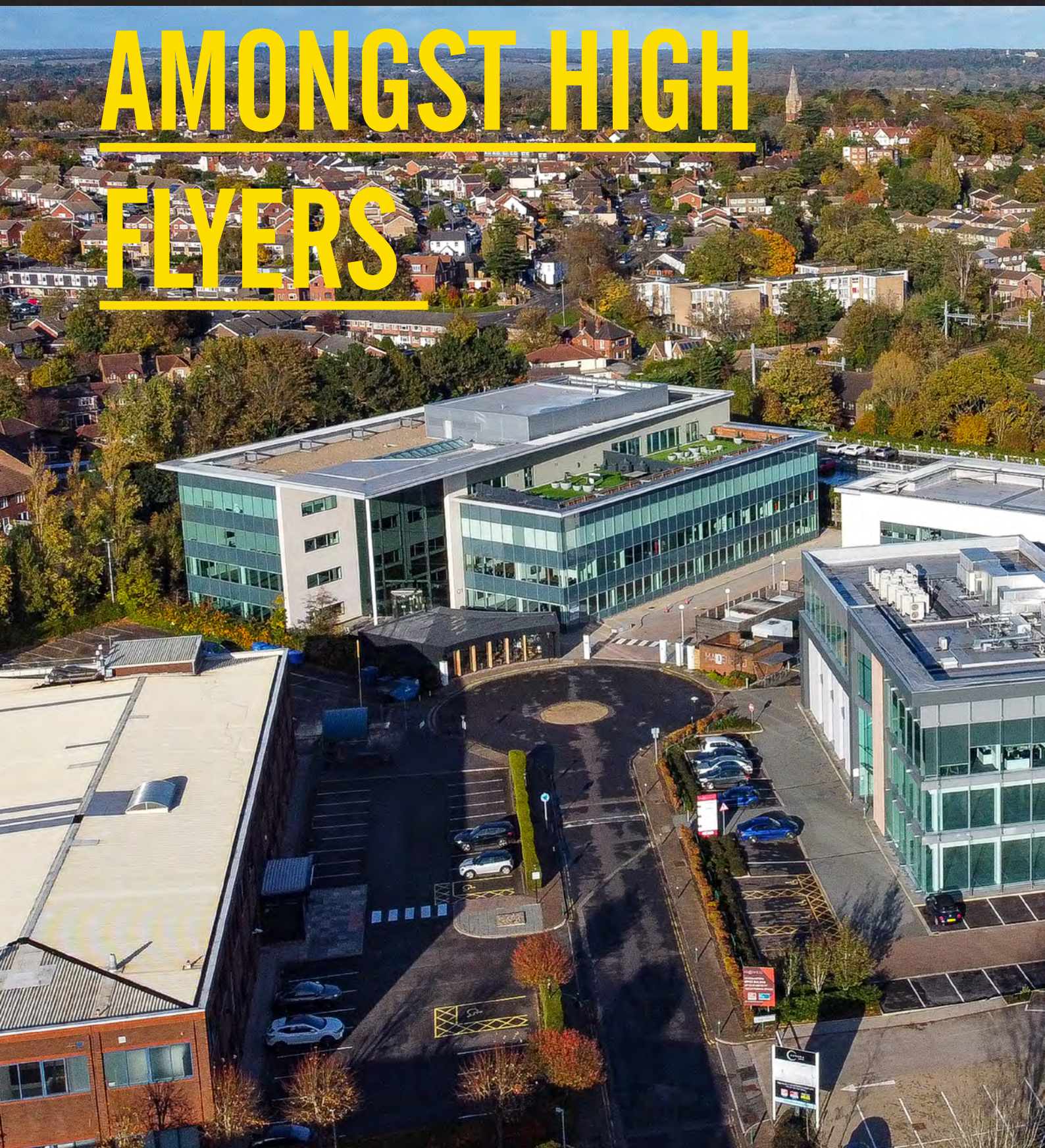
Plan not to scale,
for indicative purposes only.



POSITIONED

AMONGST HIGH

FLYERS





CONNECT & UNWIND

Maidenhead town centre is on your doorstep, along with the excellent range of amenities surrounding it. Connectivity is key, with the M4 a short drive away and the Elizabeth Line stopping at Maidenhead upon its completion.

Due to its strategic position, Maidenhead continues to attract the big name occupiers. The area is home to some of the worlds leading innovators.

NEIGHBOURS

abbvie

 Abbott

Biogen



SEIKO

SDL*

ELIZABETH LINE





MAIDENHEAD RIVERSIDE



THE FAT DUCK

ROAD CONNECTIONS



Source: Google Maps

Just a short walk from Maidenhead town centre you will find Maidenhead Riverside which highlights all the historical aspects of Maidenhead with picturesque gardens and beautiful open spaces.

Café Kix has recently opened, conveniently positioned adjacent to the building, providing fresh coffee on your doorstep.



THE BOATHOUSE AT BOULTERS LOCK



CAFE KIX

LETS TALK!

VIEWINGS

Strictly through joint sole letting agents.

Dominic Faires

01628 678 185
dfaires@lsh.co.uk

Jennifer Lamb

01865 587 706
jhlamb@lsh.co.uk

TERMS

Upon application.

James Shillabeer

07824 663 594
jameshillabeer@brayfoxsmith.com

Toby Lumsden

07796 444 379
tobylumsden@brayfoxsmith.com

**Lambert
Smith
Hampton**

01628 676001
www.lsh.co.uk

**bray
fox
smith** brayfoxsmith.com
020 7629 5456

ID-MAIDENHEAD.CO.UK

Misrepresentation Act 1967 – The particulars contained within the brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. November 2021.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london