



THE LINK

MAIDENHEAD OFFICE PARK

69,209 SQ FT

The building that connects.

A well connected environment, created as a platform for today's innovators, providing the space that encourages work and fresh ideas. This is a space that encourages collaboration in a progressive location.

EXTERNAL CGI



THE LINK — 02

A refreshing change.



Contemporary working environment

Make an entrance with the building's new extended reception. With high-quality finishes, informal seating areas and café, this contemporary space is dedicated to social connections. The reorientation of the building allows The Link to blend seamlessly with its landscaped surroundings.

RECEPTION CGI'S





The scenic landscape that surrounds The Link provides the perfect setting for lunch, taking a break or using the trim trail for your daily cycle or run. With resurfaced tennis courts, truckstop food courts and deckchair seating surrounding the lake — this is a business park that truly cares for wellbeing.

Idyllic landscaped environment

ON-SITE FOOD AND BEVERAGE

TRIM TRAIL AROUND THE LAKE



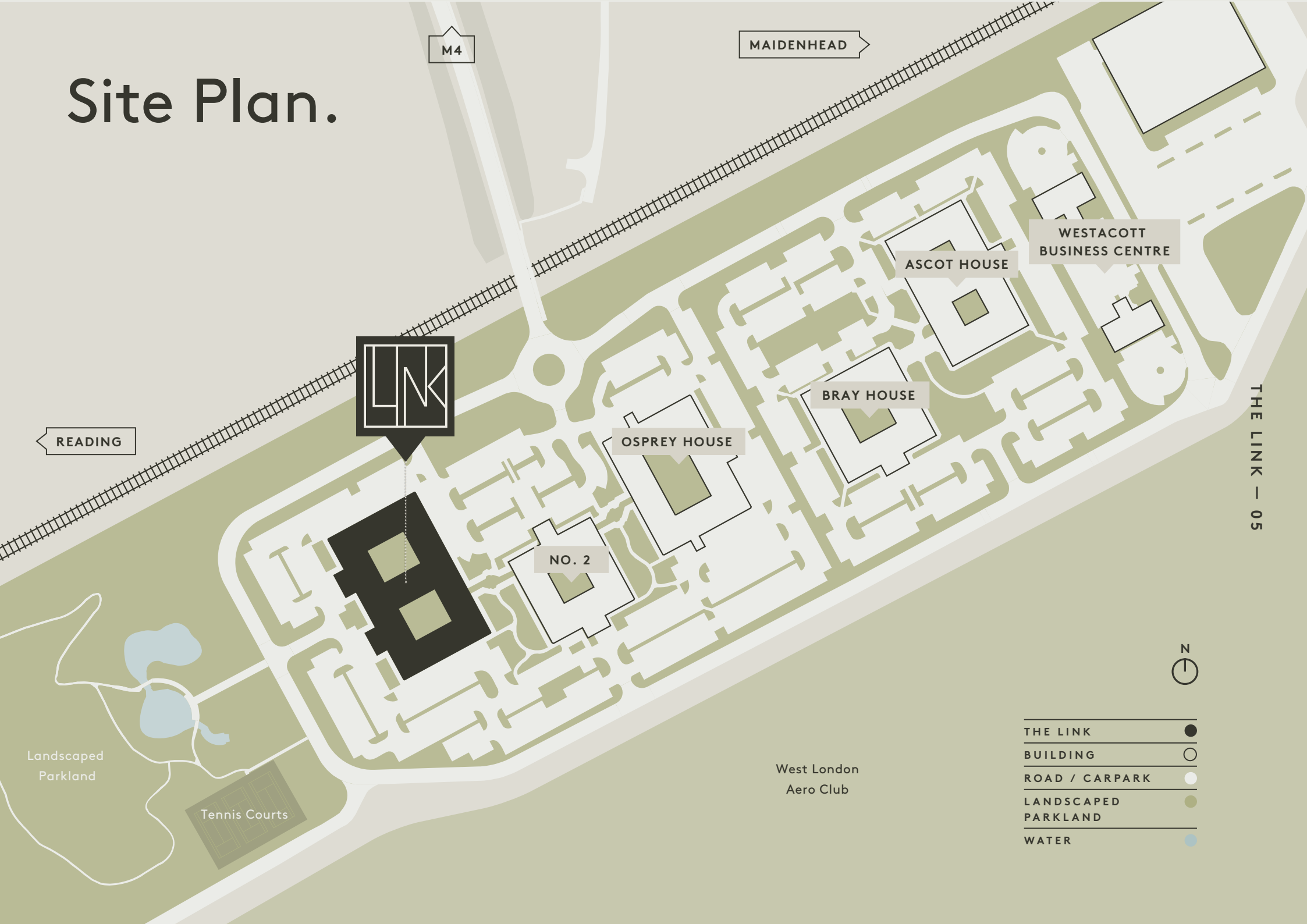
BUILDING COURTYARD



THE LINK — 04

On common ground.

Site Plan.



M4

MAIDENHEAD

READING



WESTACOTT
BUSINESS CENTRE

ASCOT HOUSE

BRAY HOUSE

OSPREY HOUSE

NO. 2

THE LINK — 05

Landscaped
Parkland



Tennis Courts

West London
Aero Club



- THE LINK ●
- BUILDING ○
- ROAD / CARPARK ◯
- LANDSCAPED PARKLAND ●
- WATER ●

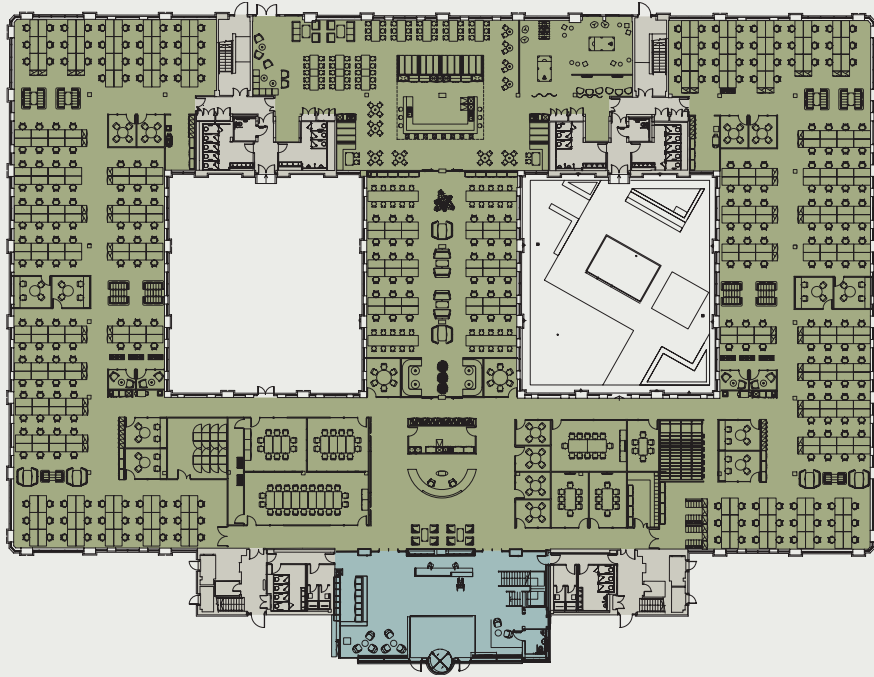


Specification.

- Shower facilities, 24 bike racks and lockers
- Exposed ceilings incorporating new mechanical and electrical services
- Two newly landscaped courtyards with events pod
- New lifts
- New extended reception entrance
- Flexible floorplates with excellent natural light
- Fully accessible raised floors
- Car parking provision – 1:201 sq ft
- New LED Lighting
- Floor to ceiling height of 3.3m
- Target EPC Grade B
- Target Well Core Gold Certification
- CCTV security system

Ground.

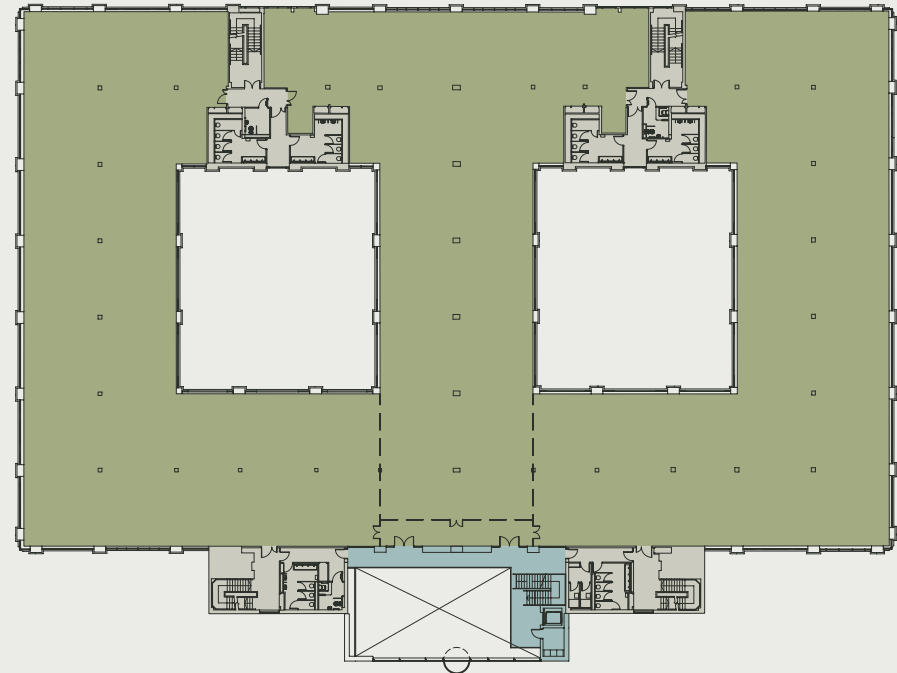
32,926 sq ft / 3,059 sq m
 Reception: 2,443 sq ft / 227 sq m



Desks	338
Meeting Rooms (2-22 seats)	23
Privacy Rooms	4
Reception and client waiting area	1
Kitchenettes / Breakout areas	4
Comms Room	1
Post Room	1

First.

32,926 sq ft / 3,059 sq m
 Reception: 914 sq ft / 85 sq m



Ability to split from
 10,000 sq ft over both floors

● OFFICE ● RECEPTION ● CORE

Plan not to scale. For illustration purposes only. All floor areas approximate NIA's.





Local amenities.

- 01 Coppa Club
- 02 Baked
- 03 Roux at Skindles

- 04 Shire Horse
- 05 The Bird in Hand
- 06 The Hinds Head

- 07 Holiday Inn
- 08 Fredricks Hotel & Spa
- 09 Hurley House Hotel

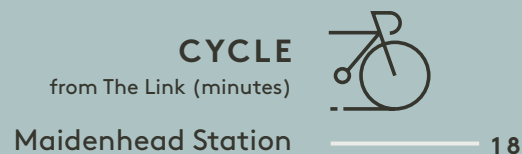
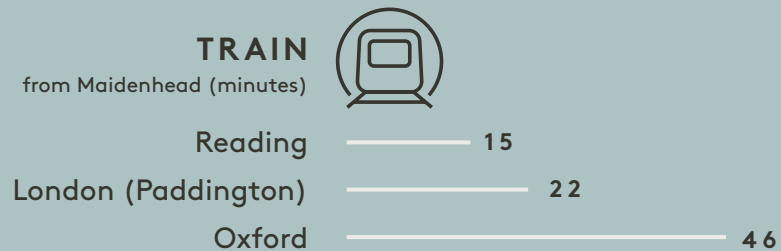
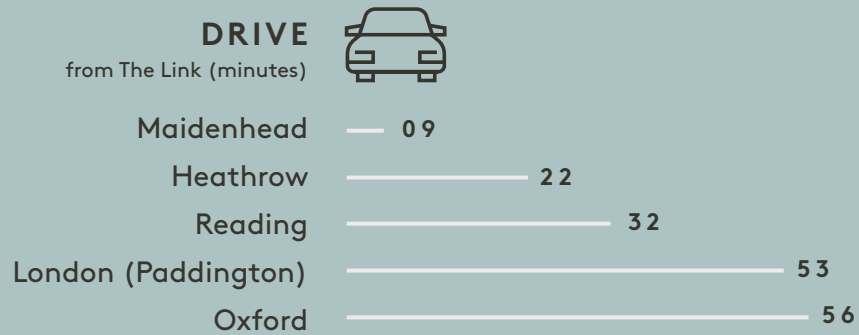
- 10 David Lloyd
- 11 Icon Gym
- 12 Braywick Sports Ground



Exemplary car parking provision — 327 spaces at a ratio of 1:201 sq ft.

Stay connected.

Source: google.com/maps, crossrail.co.uk



THE LINK — 09



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TENNIS COURTS CGI

