

TO LET - OFFICE

# QUANTUM

Norden Road, Maidenhead, Berkshire, SL6 4AY



## Key Highlights

- 7,035 to 37,339 sq ft
- On site Café.
- Private terrace with 3rd floor space.
- Newly refurbished common areas
- Striking office building with inspirational work space.
- Communal roof terrace with table tennis and seating.
- Shower and changing facilities.

SAVILLS West End  
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[savills.co.uk](http://savills.co.uk)



## Location

The location provides excellent road, rail and air links being only minutes from the M4 J8/9 and the M40. Maidenhead town centre is within a 15 minute walk where rail services connect Maidenhead to Central London, with Crossrail improving the journey times in 2019. Maidenhead is also within easy reach of Heathrow Airport.

## Description

Quantum is a striking office building with inspirational workspace set over four floors. It has recently been refurbished to include a new on site café, communal and private terraces and is available from 7,000 sq ft.

## Accommodation

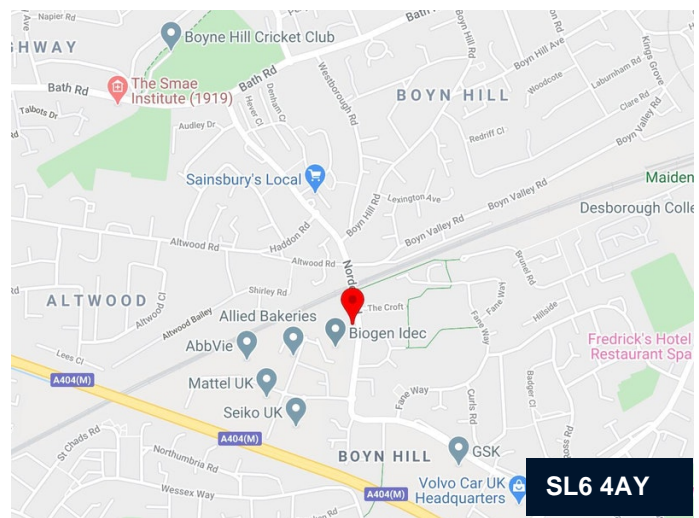
The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
3rd - Part floor	7,035	653.57	Available
1st - Part floor	11,168	1,037.54	Available
Ground	19,136	1,777.79	Available
<b>Total</b>	<b>37,339</b>	<b>3,468.90</b>	

## Business Rates

Rates payable: £10.24 per sq ft

estimated



## Contact

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**QUANTUM**

MAIDENHEAD

**NEWLY REFURBISHED OFFICE SPACE**

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CAFÉ  & ROOF TERRACES 



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**37,110 SQ FT OF FLEXIBLE SPACE AVAILABLE WITH SUITES POSSIBLE FROM 5,000 SQ FT.**

Quantum is a striking office building with inspirational workspace set over four floors.

How we work is changing. So where we work has to do the same. We demand more flexibility, more of a sense of community, a better work/life balance.



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## LARGE PRIVATE AND COMMUNAL ROOF TERRACES.

Quantum's new café and roof terraces provide the perfect setting to meet, relax and create away from the desk.

The added amenities and natural finishes from the recent refurbishment were carefully considered to promote well-being and collaboration.



## Availability

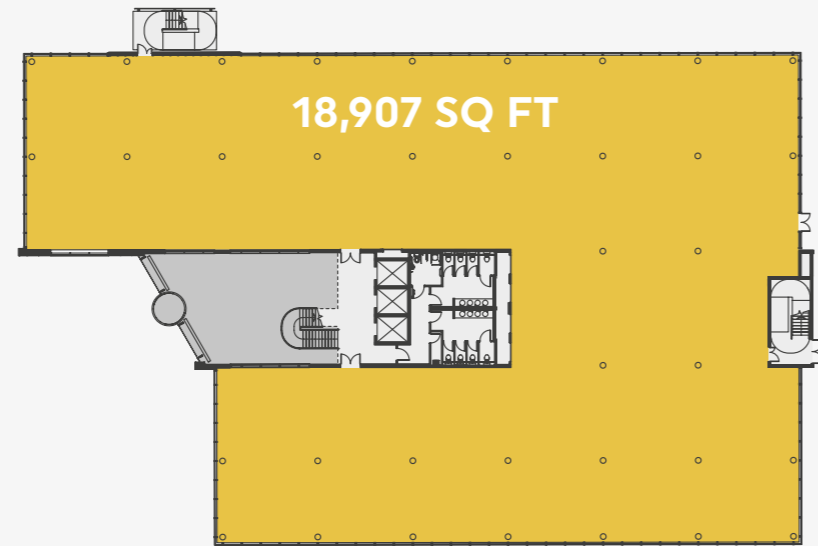
FLOOR	SQ FT	
Part Third	7,035	Terraces
Part Second	LET	
Part First	11,168	
Ground	18,907	
<b>Total</b>	<b>37,110</b>	

## Specification

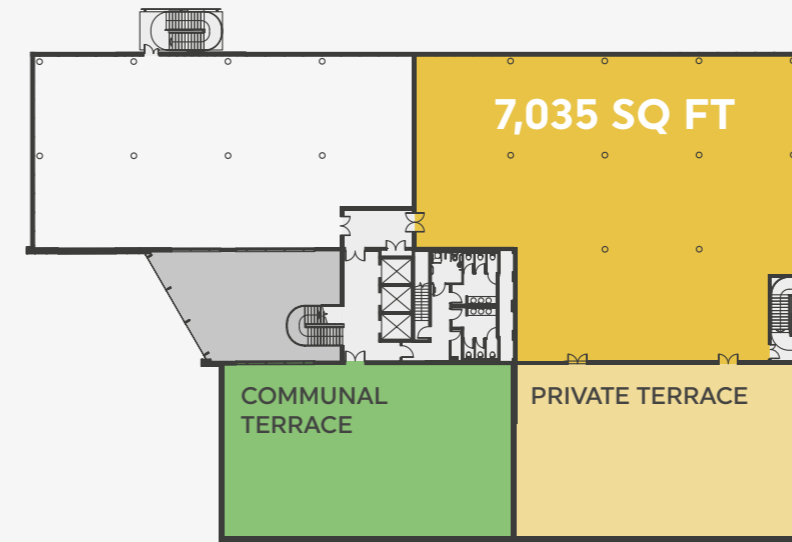
Newly refurbished workspace with:

- New energy efficient LED lighting
- Four pipe fan coil air-conditioning
- 150mm full access raised floor
- 3 x 13 person passenger lifts
- 2.75m floor to ceiling height
- Shower on each floor
- South facing terraces
- Car parking ratio of 1:337 sq ft (based on NIA area)
- Cycle stands
- EPC rating C - 70
- New café open

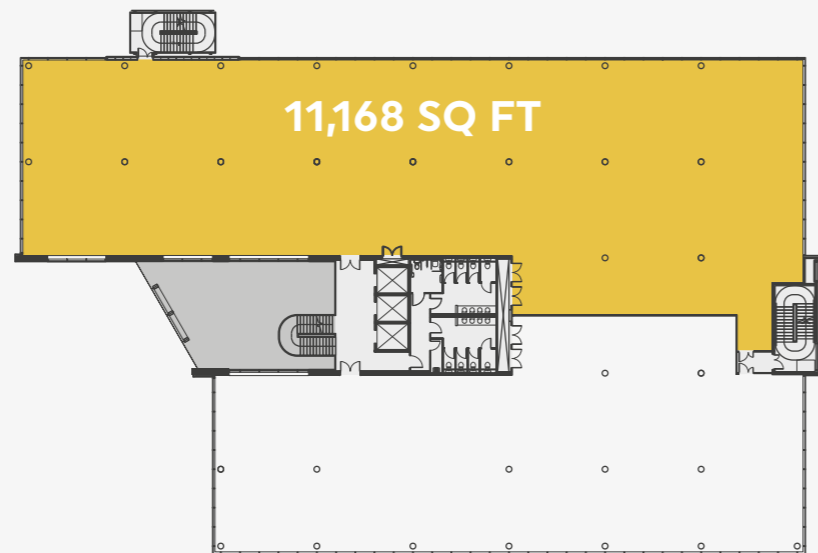
Ground floor



Third floor



First floor





## Quantum's neighbours

Quantum benefits from being part of Vanwall Business Park, Maidenhead's leading Business Park and houses a diverse mix of well known household names.

### PARK OCCUPIERS



### LOCAL MAIDENHEAD OCCUPIERS



## Connections

The location provides excellent road, rail and air links being only minutes from the M4 J8/9 and the M40.

Maidenhead town centre is within a **15 minute walk** where rail services connect Maidenhead to Central London, with **Crossrail** improving the journey times in 2019.

### ROAD from Maidenhead

Reading	28 mins
Heathrow	30 mins
London, West End	57 mins

### RAIL from Maidenhead (current times)

Reading	From 15 mins
Paddington	From 24 mins

### Direct Crossrail link opening Autumn 2019

Reading	12 mins
Paddington	35 mins

### Walking

From Maidenhead	15 mins
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### BUSES

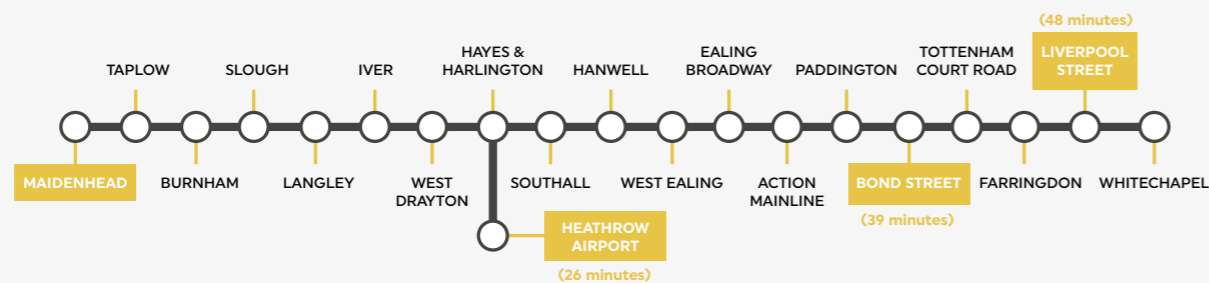
7 (Norreys Drive)	Every 30 mins
9 (Wootton Way shops)	Hourly

Connecting to town centre and station in 5-8 minutes



## Crossrail Connections

Services start 2019



## Quintessentials

Quantum is surrounded by a wealth of retail and leisure amenities:

### LEISURE

1 Desborough Park	0.2 miles
2 Norden Farm Centre for the Arts	0.3 miles
3 Maidenhead Golf Club	1.2 miles
4 Ascot Racecourse	10 miles

### FOOD & DRINK

#### Sandwiches/Coffee:

5 New Building Café	0 miles
6 Sainsbury's Local	0.2 miles
7 Leo's Espresso	0.2 miles
8 Esso Petrol Station	0.7 miles

- Subway
- Starbucks on the go
- Spar
- Greggs Bakery

9 Tesco Express	1.1 miles
10 Starbucks	1.8 miles

#### Pub:

11 The Crown	0.1 miles
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### RESTAURANTS

12 The Fat Duck (Blumenthal)	3.1 miles
13 The Hind's Head (Blumenthal)	3.1 miles
14 The Waterside Inn (Roux)	3.2 miles

### HOTELS

15 Holiday Inn Maidenhead	0.7 miles
16 Fredrick's Hotel, Restaurant and Spa	0.9 miles

Source:  
Drive times - The AA route planner  
Rail times from Maidenhead Station - National Rail Enquiries



## QUANTUM-MAIDENHEAD.CO.UK

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