



# theYard

MAIDENHEAD

14-18 BELL STREET  
SL6 1BR



theYard

## Welcome to theYard

Maidenhead's newest office product, located in a prime pitch only a few yards from the rail station and within easy walking distance of the wide range of amenities the town centre has to offer.

18,500 sq ft  
Available To Let





The newly extended reception at The Yard provides a bright, stylish welcome to the building, with ample holding space for guests.



The Yard comprises 18,500 sq ft of contemporary, flexible office space over 3 floors. Newly invented by our design team to provide the perfect workplace for modern business.

Our reception area uses a carefully constructed menu of quality materials to create just the right first impression to staff and customers alike.



The image shows the entrance to 'theYard' building. It features a modern canopy with a white ceiling and dark structural beams. The entrance consists of a set of glass double doors with dark frames and silver handles. To the left of the doors, a dark grey wall displays the name 'theYard' in a large, white, sans-serif font, with '14-18 BELL STREET' in a smaller font below it. The building's exterior is a mix of dark grey panels and red brickwork. The ground in front is paved with light-colored tiles. The background shows a brick building with windows and a metal railing.

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14-18 BELL STREET

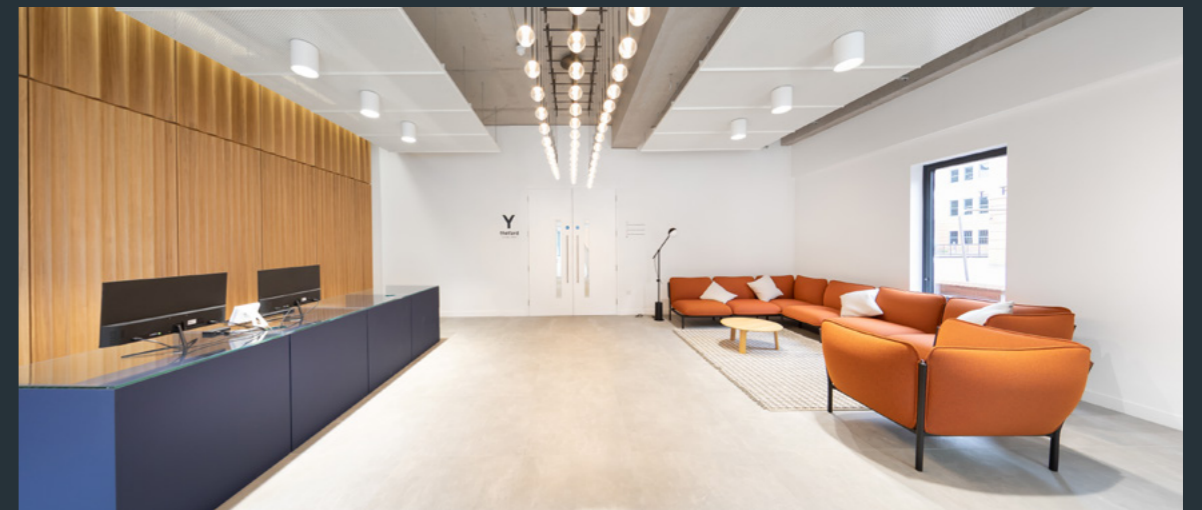
The classic brick exterior of The Yard is augmented by a new entrance canopy, entrance doors and glazing, creating a real sense of arrival.

Secure on-site car parking is located behind and below the building, providing a superb town centre ratio of 1:292 sq ft.

The generous parking provision is complemented by a new dedicated shower and cycle store facility, meeting occupier sustainability and wellness demands.

**Urban Appeal:** although The Yard is at the heart of the town centre and adjacent to the rail station, Maidenhead's principal green spaces such as Grenfell Park and Kidwells Park are only a few minutes walk away. The River Thames is also within walkable distance.





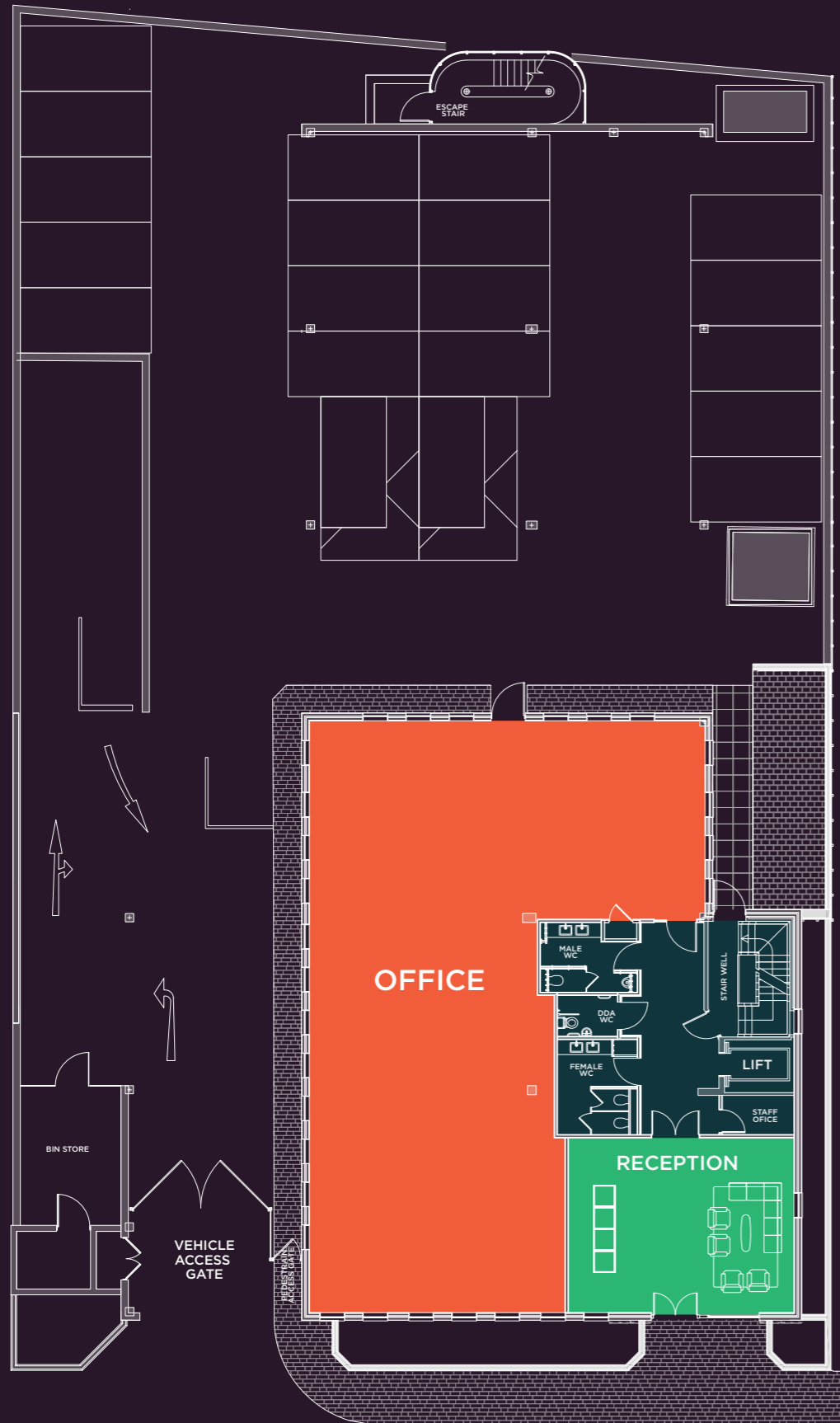
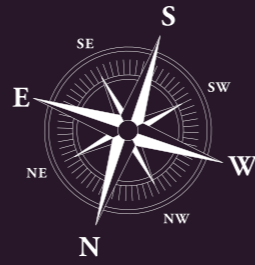
**All offices & shared spaces have a feeling of light & space.**

Internally, the office accommodation and common spaces have been designed to exude style, function and flexibility.

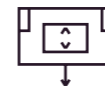
Office floors start from 2,511 sq ft with the 1st and 2nd floors approximately 7,660 sq ft each, benefiting from excellent natural light and contemporary finishes throughout.

The comprehensive refurbishment has a high EPC rating of "B"

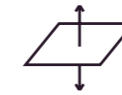




## Specification



New energy efficient VRF air conditioning system



Fully accessible raised floors



Contemporary exposed services with suspended LED light fittings



Prime location opposite Maidenhead Train station



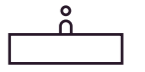
Designed for occupational density 1:8 sq m



Refurbished 8 person passenger lift



New male & female shower facilities, changing rooms & lockers



Newly refurbished feature reception & new canopy/entrance



Fully refurbished WCs



Town Centre parking ratio of 1:292 sq ft

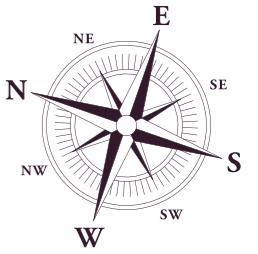


EPC of "B"



Secure cycle store



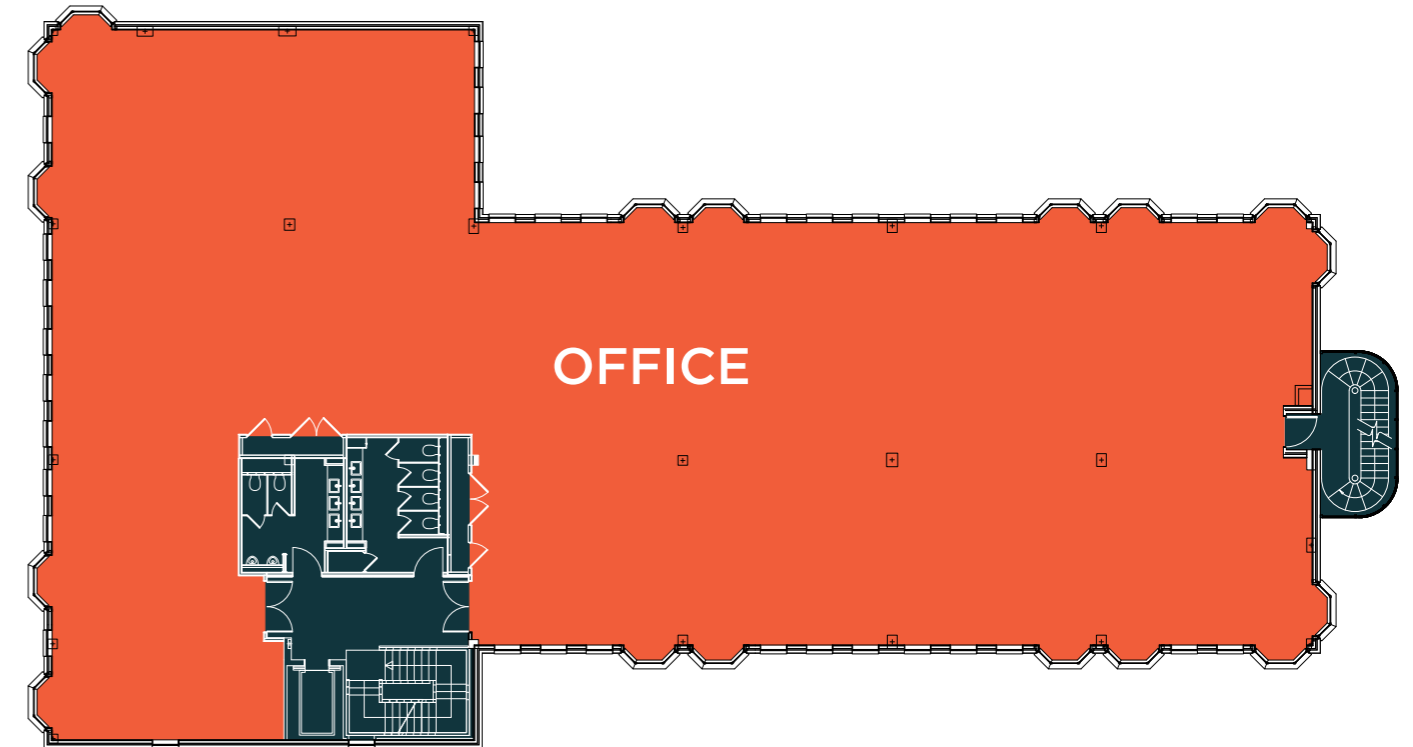


# Areas Schedule

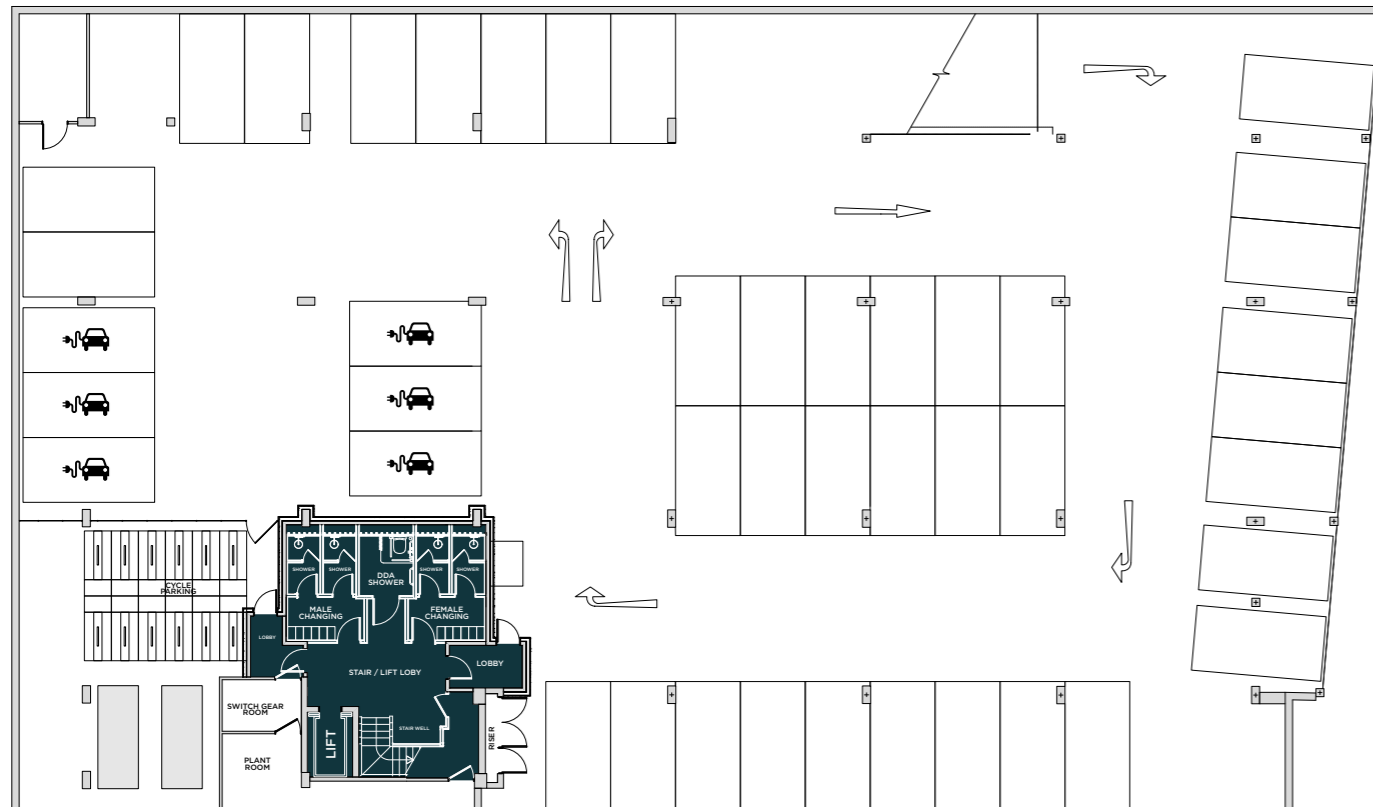
FLOOR AREAS	SQ FT	SQ M
Reception	570	53
Ground floor Offices	2,551	237
First floor Offices	7,653	711
Second floor Offices	7,664	712
<b>TOTAL</b>	<b>18,438</b>	<b>1,713</b>

Total Car Parking 63  
 Approximate areas. International Property Measurement Standards 3.

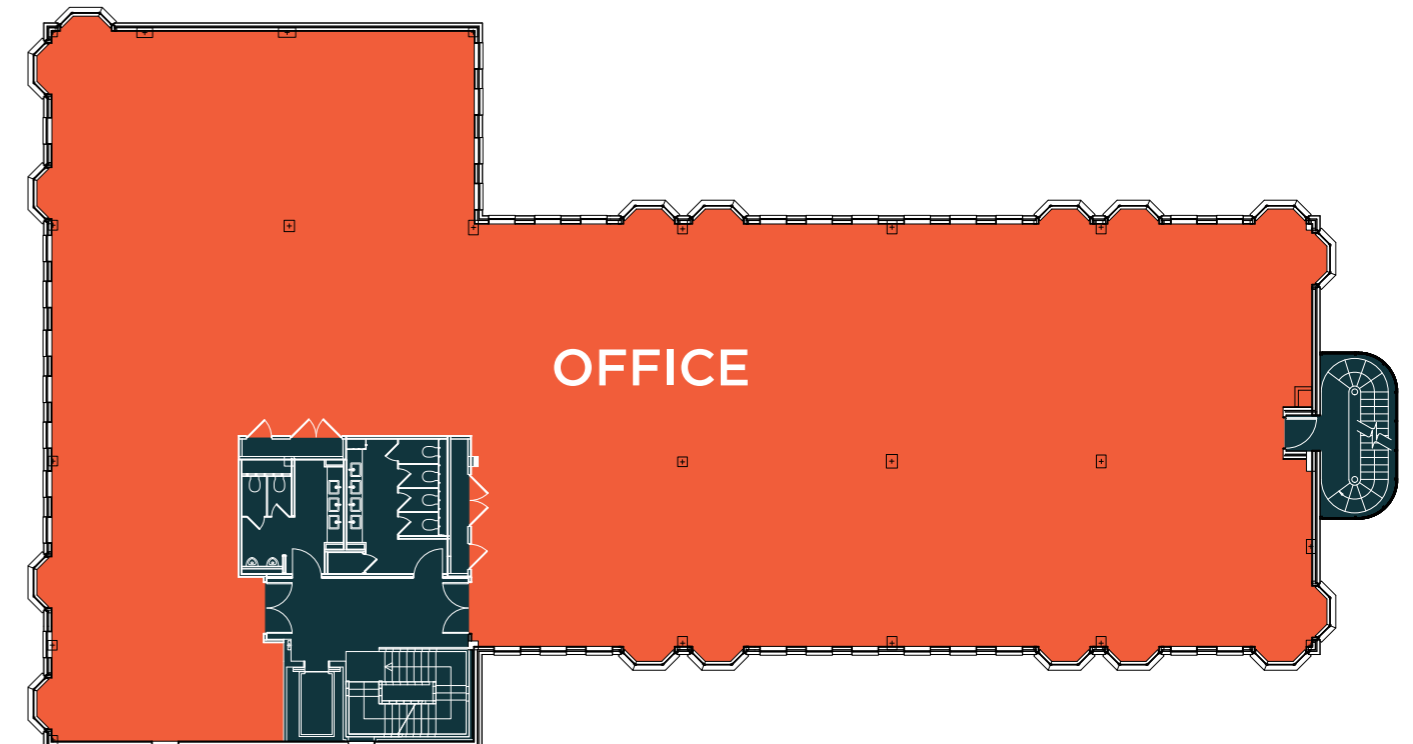
## First Floor



## Basement

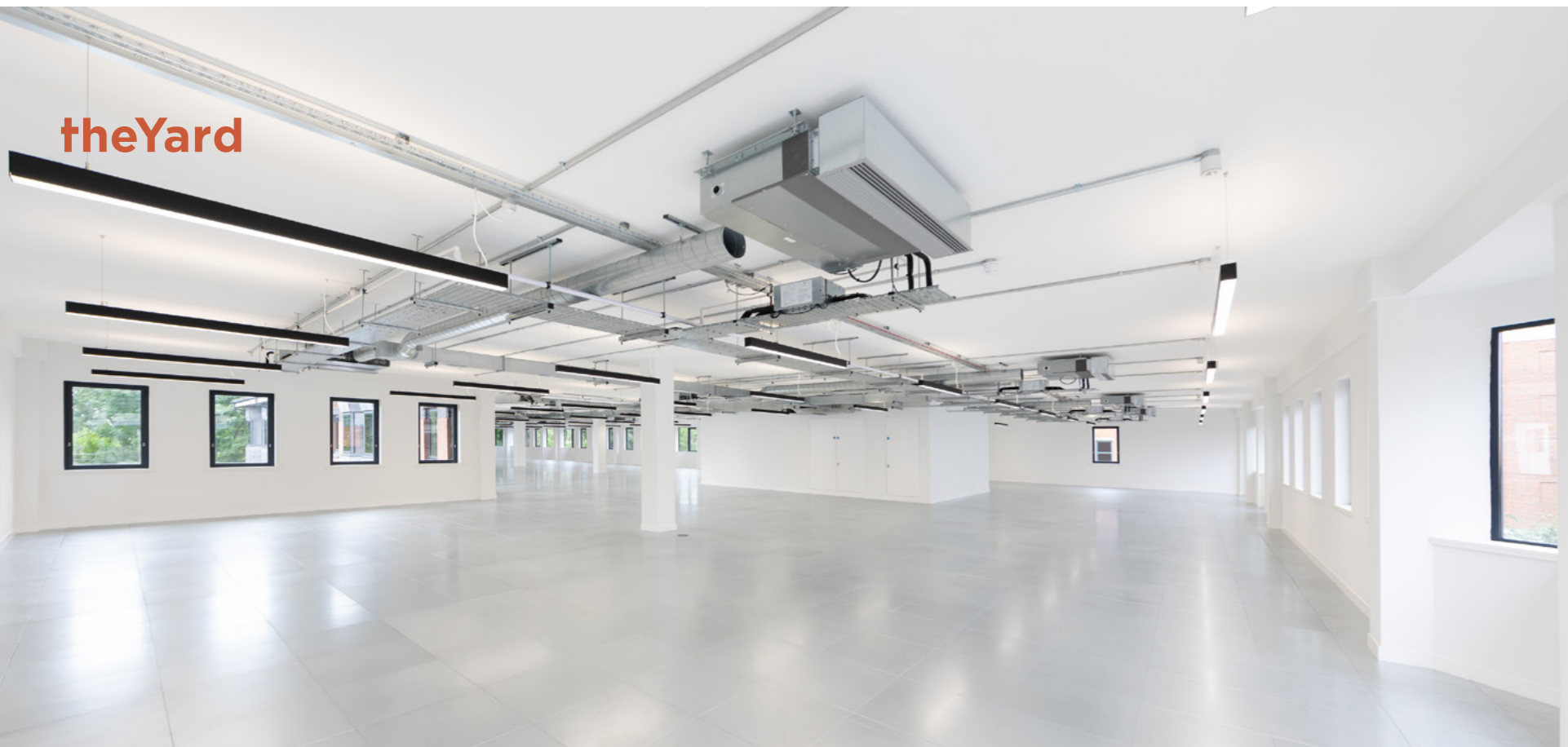


## Second Floor

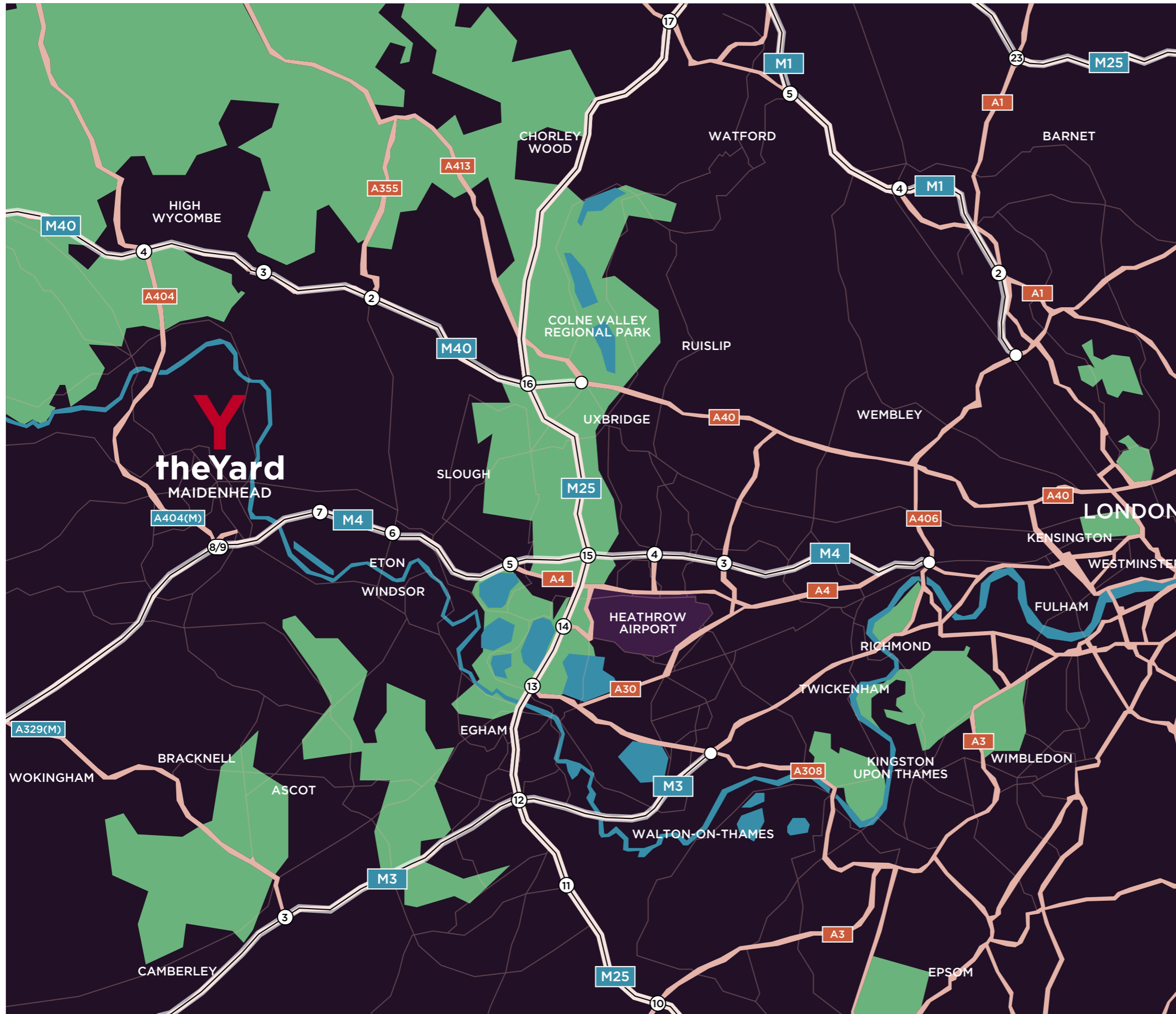




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## Y Work here?

The Yard is located for everything that Maidenhead offers – smack-bang in the heart of the town and right next to the station.

Outside of the town centre, green space is easy to find within a short distance, with the River Thames, Chiltern Hills and numerous other places to unwind and relax. Delivering the kind of rapid connections to London, surrounding towns and access to the motorway network will answer all questions of why businesses should operate from here.

Driving	Miles	Mins
Town Centre	0.8	4
M4 J8/9	2	4
M40 J4	8.8	14
Heathrow Airport	23	16
M25 J15	12.6	17
Luton Airport	44	47
Gatwick Airport	51.5	57
Central London	29.5	54

Source: Google maps





## Y Maidenhead?

Maidenhead is on the up, with huge public and private investment re-inventing the town centre through new developments such as The Landing, offering a healthy, vibrant mix of living and working space.

There is a wide range of shopping, eating and drinking available in the town centre to suit every budget. A small sample of the choices is shown below.

SHOP	minutes walk	EAT	minutes walk
1 WHSmith	4	1 Bakedd Artisan Bakery	9
2 Pandora, H&M, Top Shop	4	2 Saints Café and Deli	15
3 Timpson	6	3 Starbucks	9
4 Fleur de Lis Florist	5	4 Costa Coffee	5
5 Boots	7	5 Caffè Nero	7
6 Marks & Spencer	7	6 Off the Tap	4
7 Waitrose	12	7 Coppa Club	11
8 Sainsbury's	7	8 Pizza Express	10
		9 Flavio's Coffee Bar & Restaurant	3
SLEEP		RELAX	
1 Premier Inn	7	1 David Lloyd Club	5
2 Travelodge	7	2 Magnet Leisure Centre	8
		3 Odeon Cinema	6
		4 Kidwells Park	1

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# Y Commute?

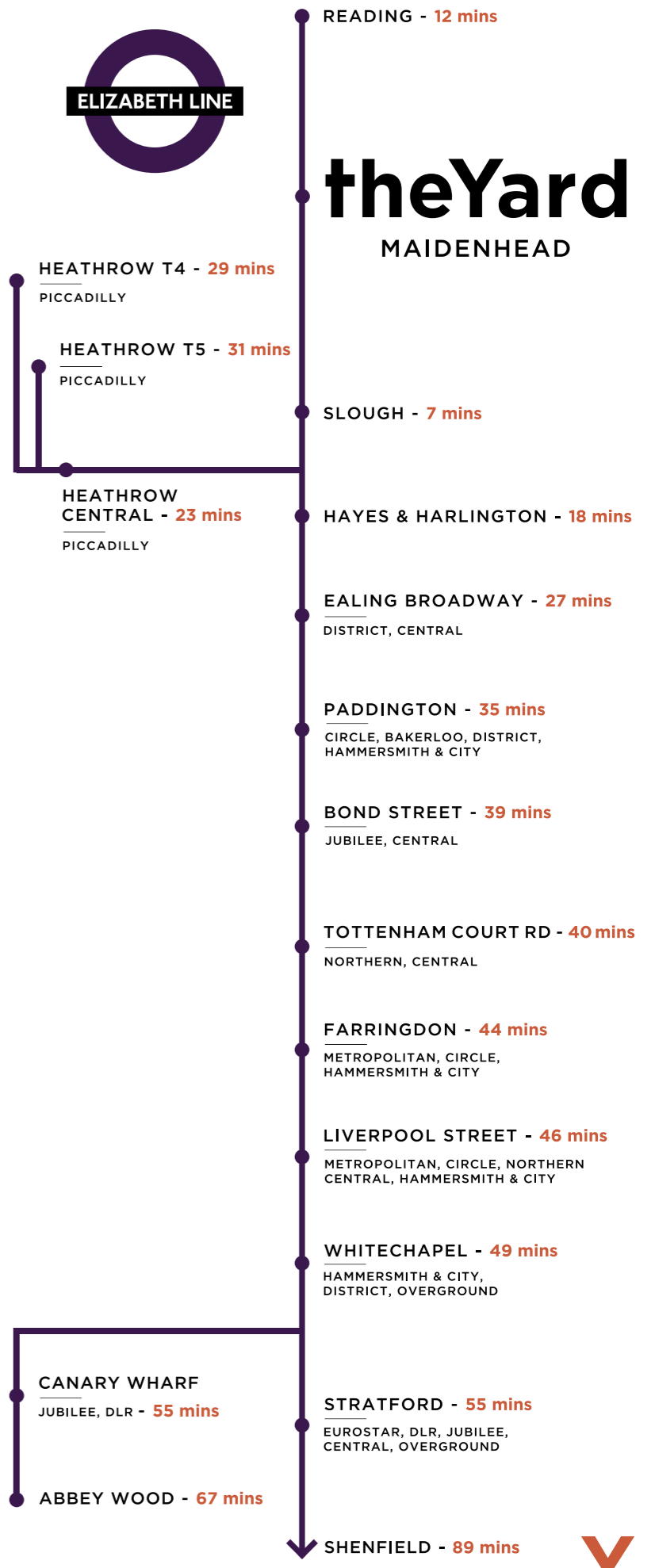
Maidenhead is extremely well served by road, rail and air.

The road network provides quick and easy access to the M4, M40 and the M25.

Access to the City and Canary Wharf is due to improve dramatically with the opening of the Elizabeth Line in 2021.

London Heathrow, the second largest airport in the world, provides global connectivity and is just 23 minutes from the office.

Train Times (from Maidenhead)	Mins
Reading	12
London Paddington	35
Heathrow Airport Terminals	23







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Designed by  
**HEKTA**

Contact the joint agents  
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