



# ARENA COURT

5,393 – 10,948 sq ft refurbished offices to let

Crown Lane / Maidenhead SL6 8QZ



# FULLY REFURBISHED OFFICE SPACE

The building is situated on a large highly prominent site with excellent secure car parking, in a prime location in Maidenhead town centre, moments from the local amenities and the train station.

The available accommodation has been comprehensively refurbished to provide high quality offices over ground and first floors. Along with the 91 on-site car parking spaces, there are 48 additional spaces in the car park next door available on license.

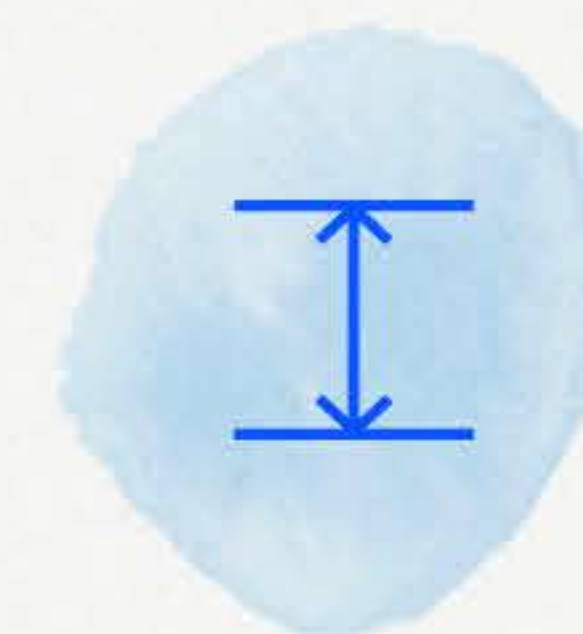
## THE KEY POINTS



Complete building refurbishment



Town centre location



Double height reception



Excellent on-site car parking ratio of 1:344 sq ft

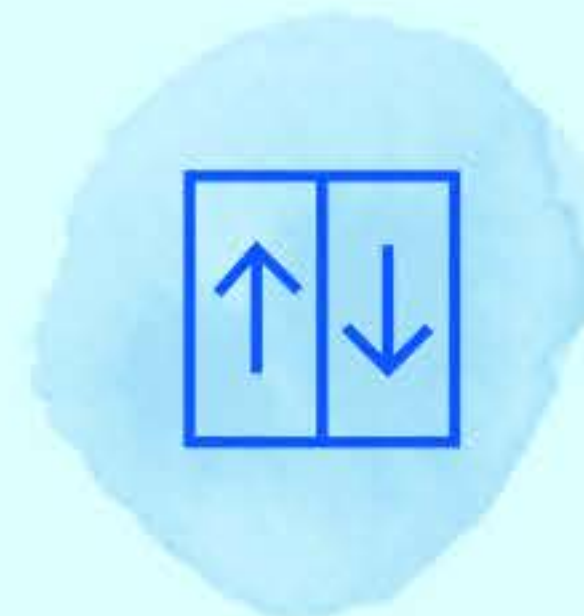


Flexible floors

# AN IMPRESSIVE CONTEMPORARY ENTRANCE

The reception at Arena Court has been reconfigured and now provides an impressive welcome to visitors and colleagues alike. The building features a high specification, offering everything required for maximising productivity.

## A HIGH SPECIFICATION



2 x 8 person passenger lifts



Refurbished WCs on every floor



Secure cycle storage facility with double stack racks



Male and female showers on every floor



VRV air-conditioning



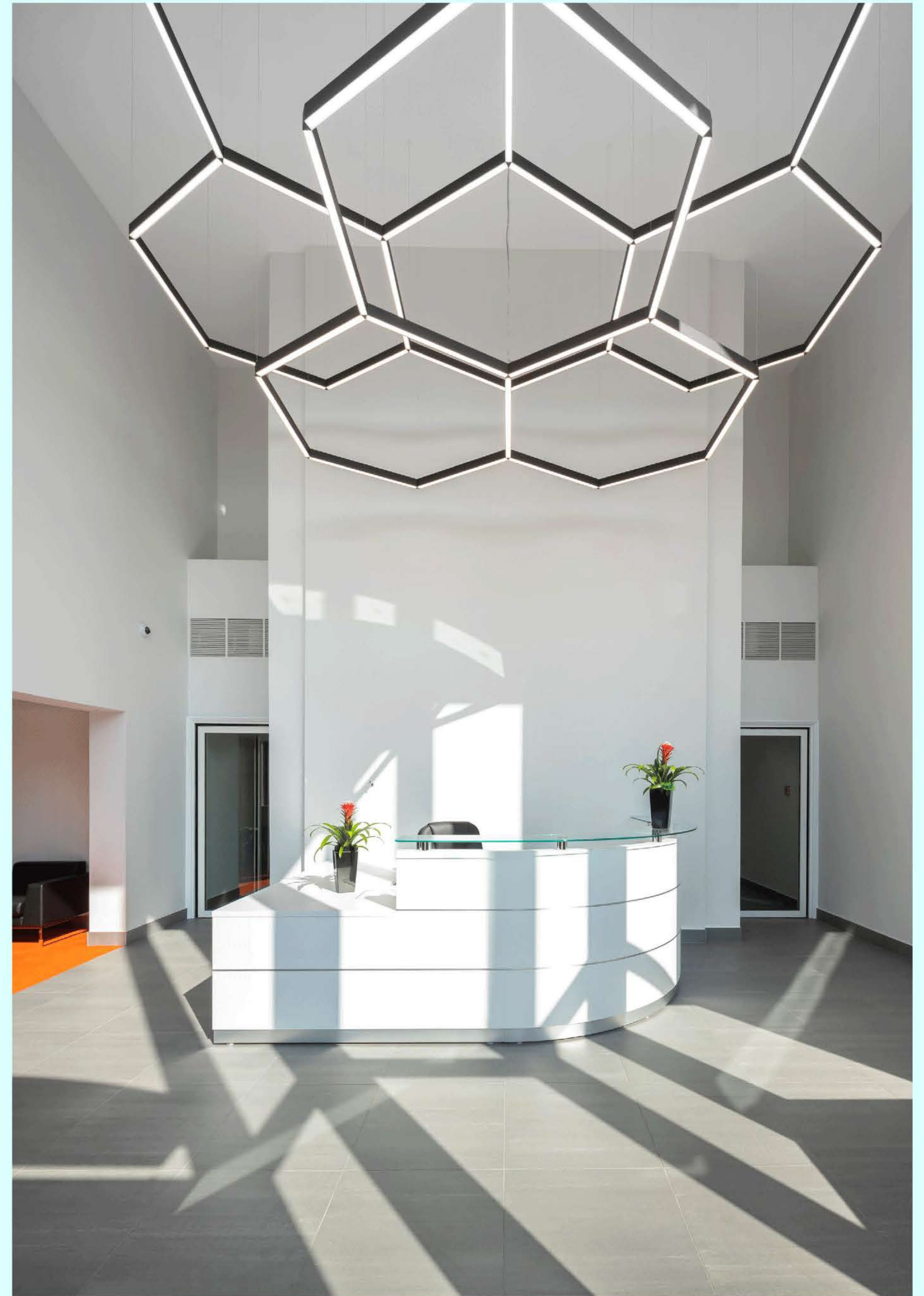
Suspended ceilings with LED lighting



Fully accessible raised floors



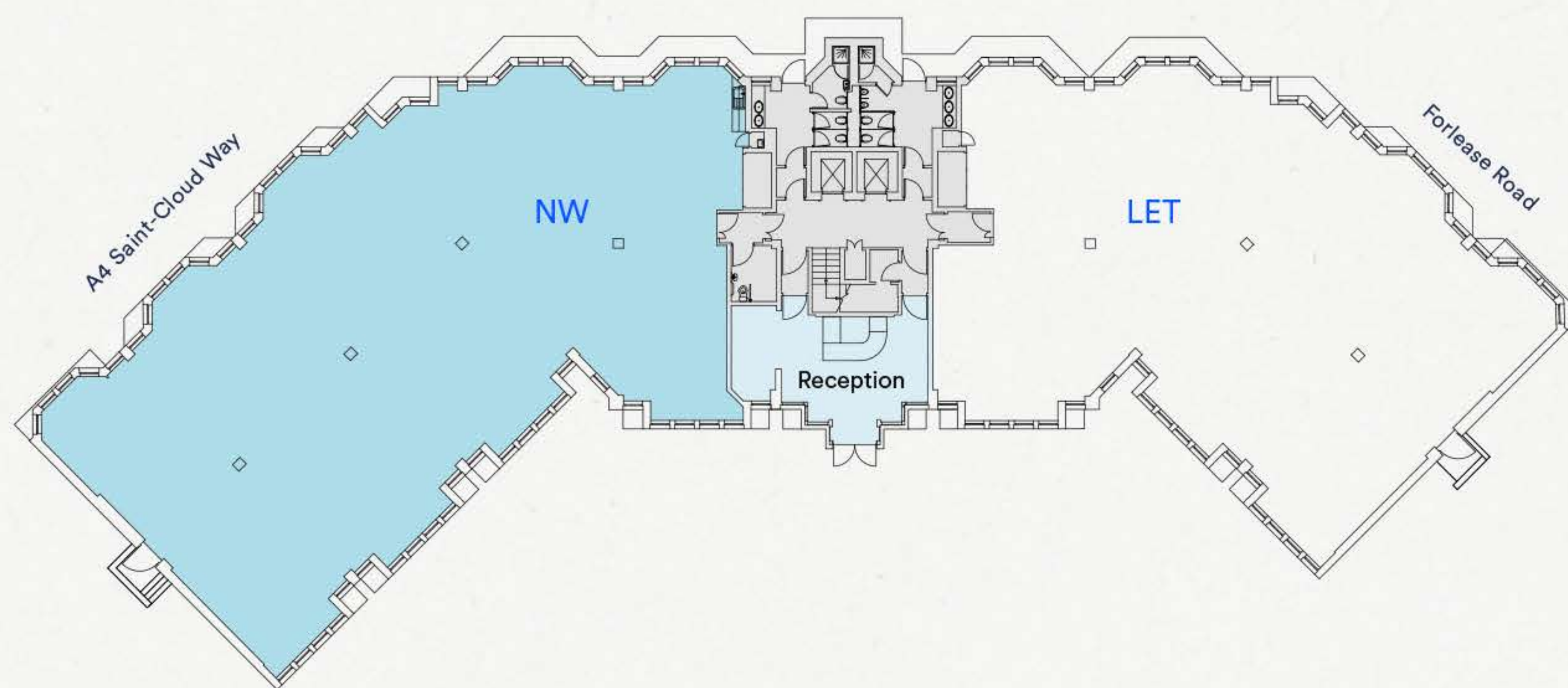
Building manager





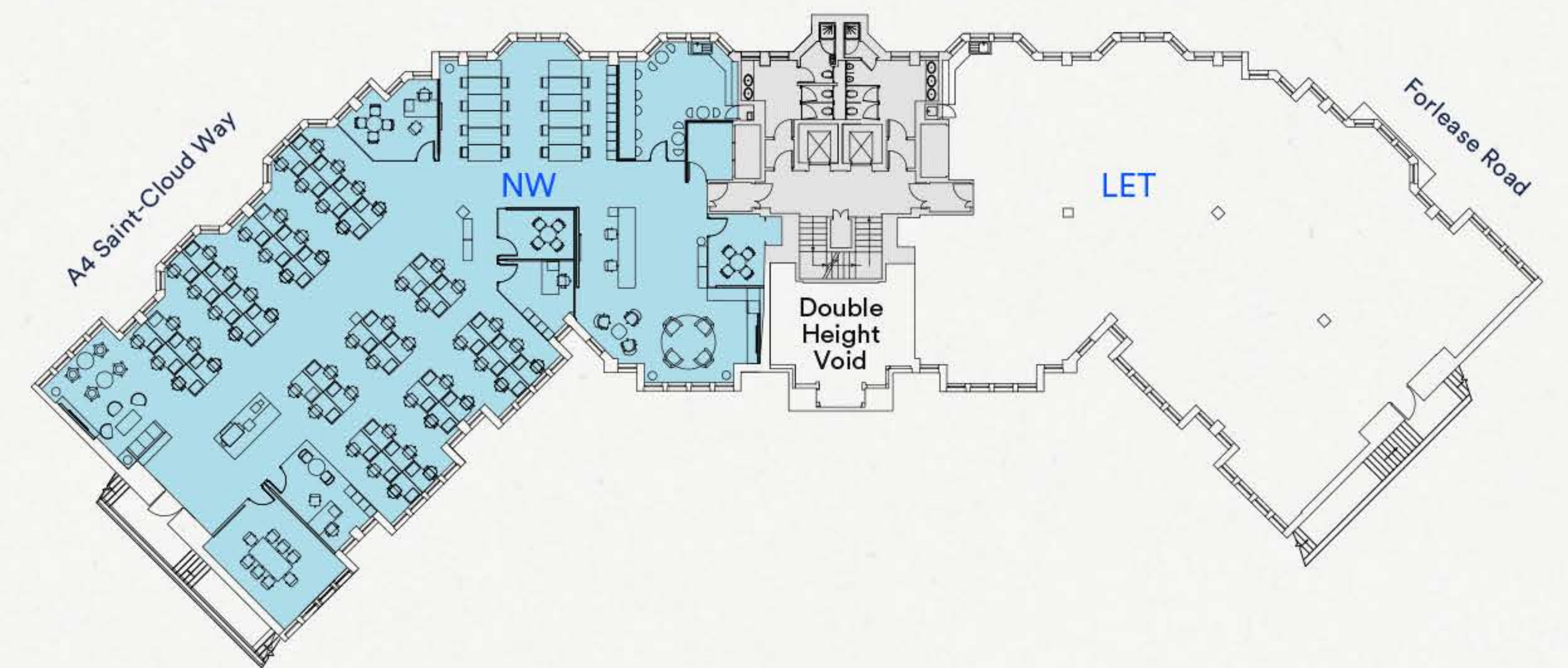
Floor	Suite	Sq M	Sq Ft	Status
Third		409.9	4,412	LET
Second		740.2	7,967	LET
First	NW	516.1	5,555	AVAILABLE
	SE	403.7	4,345	LET
Ground	NW	501.0	5,393	AVAILABLE
	SE	405.6	4,366	LET
<b>Total Available</b>		<b>1,017.1</b>	<b>10,948</b>	

**Ground Floor**  
5,393 Sq Ft (501.0 Sq M)



N  
⊕ Floor plans not to scale, for indicative purposes only.

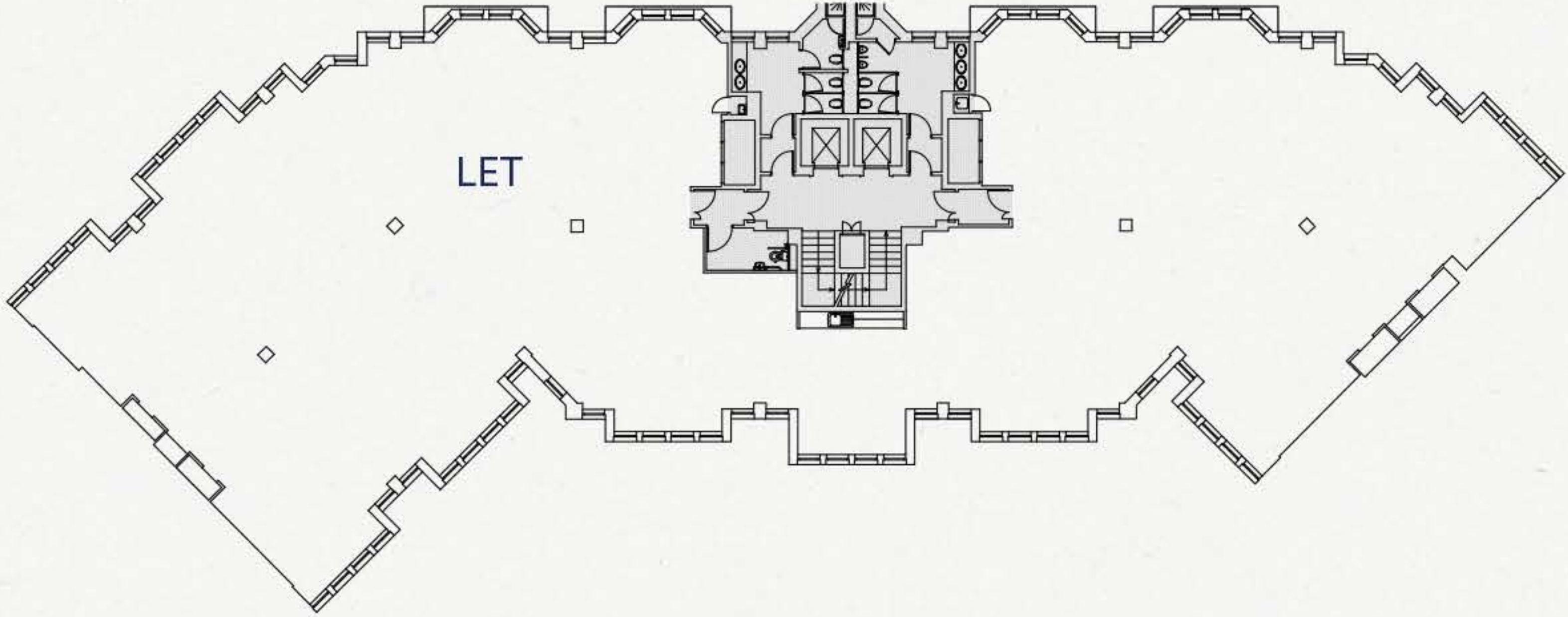
**First Floor – Indicative Space Plan**  
5,555 Sq Ft (516.1 Sq M)



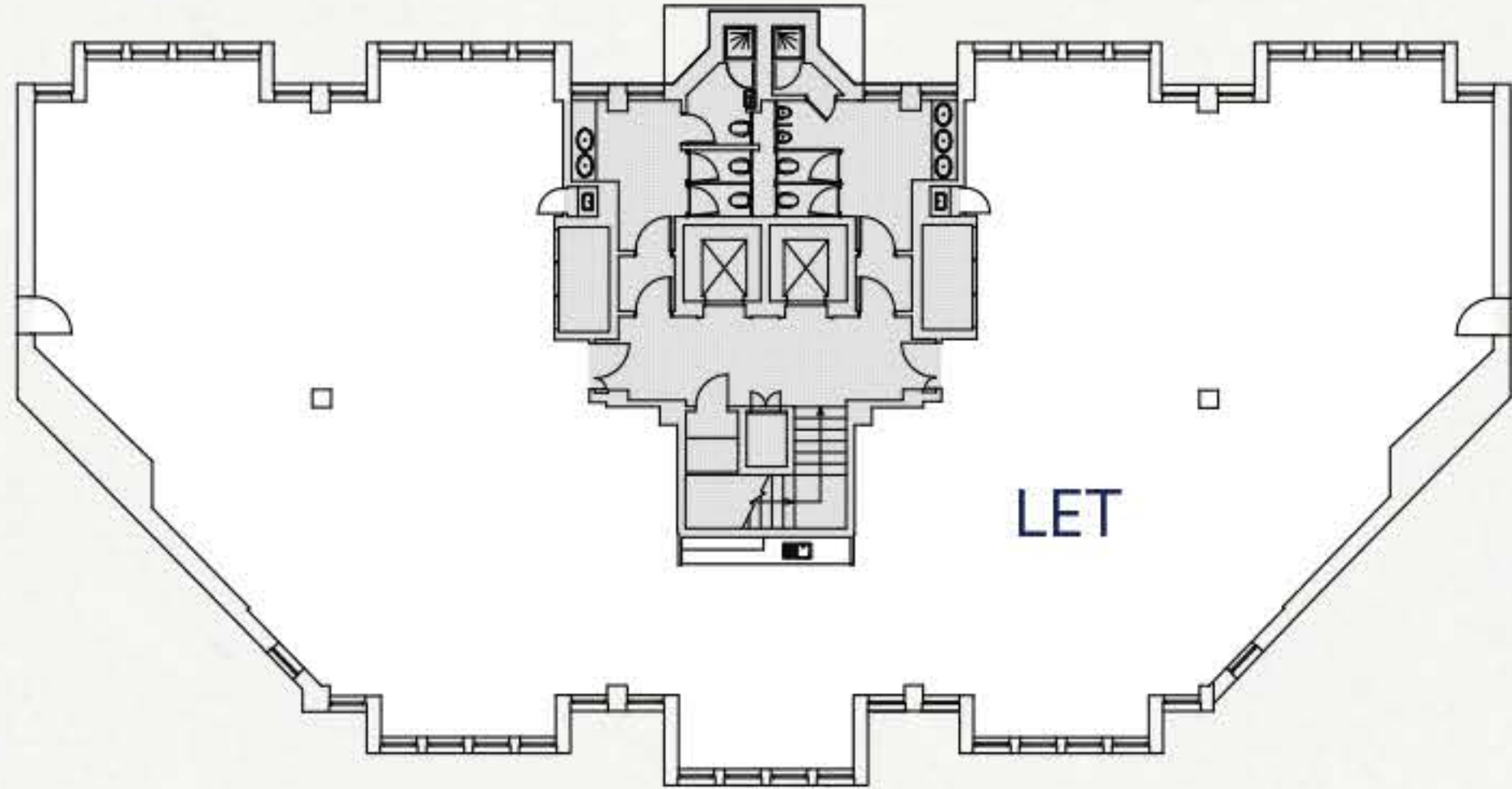
Open plan desks	56	4 person meeting rooms	02	Tea / coffee points	02
Collaboration / hot desks	16	8 person boardroom	01	Breakout area	01
Private offices	03	Informal meeting area	01	Wellness area	01

# TAILORED WORKSPACES

Second Floor  
LET



Third Floor  
LET



N  
⌚ Floor plans not to scale, for indicative purposes only.

# A PLACE TO INSPIRE



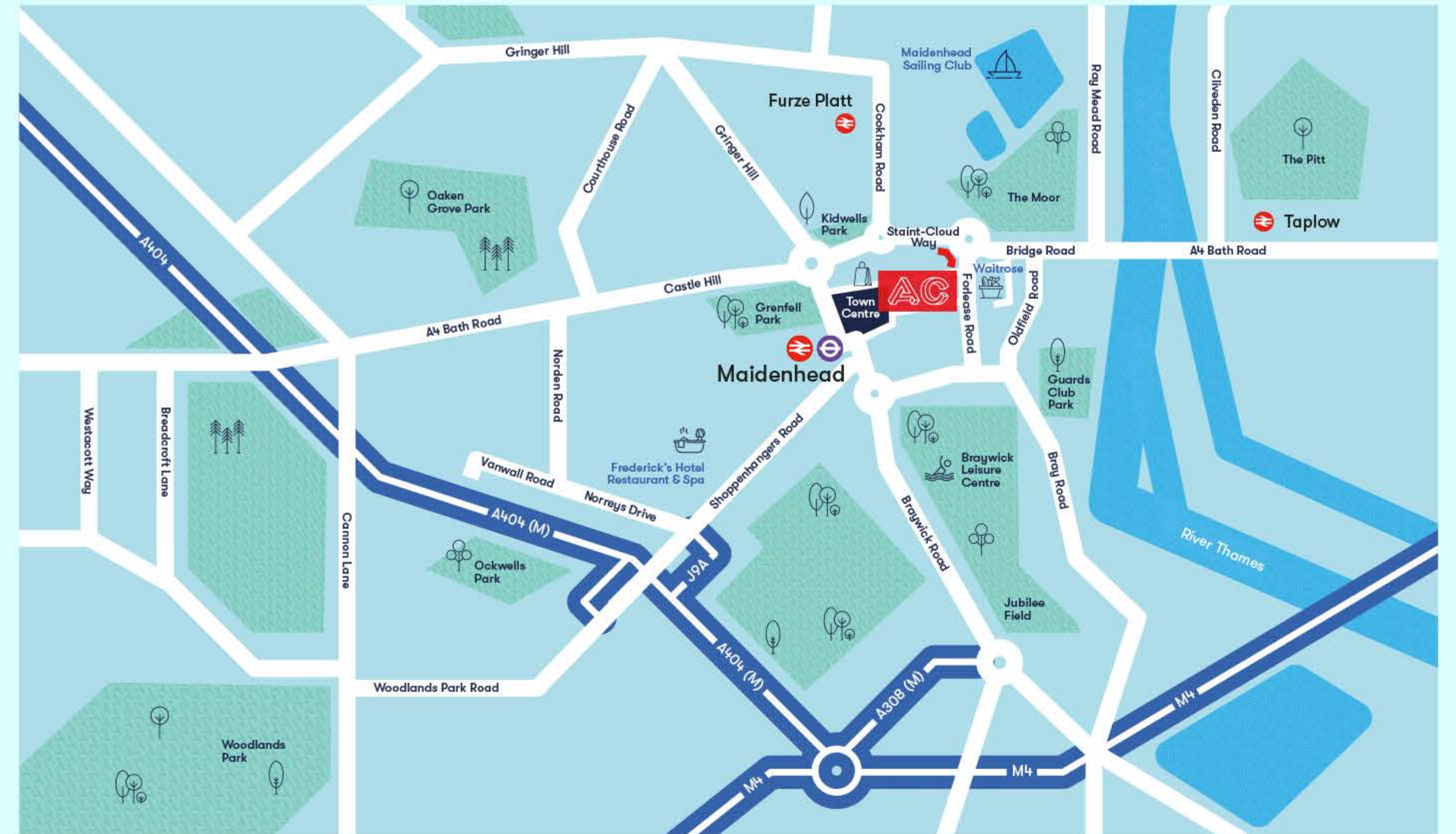
# BUSTLING TOWN CENTRE

Maidenhead's shopping facilities, cafés, restaurants and train station are within easy walking distance of Arena Court. The property is adjacent to the large Hines Meadow car park and Sainsbury's Superstore.

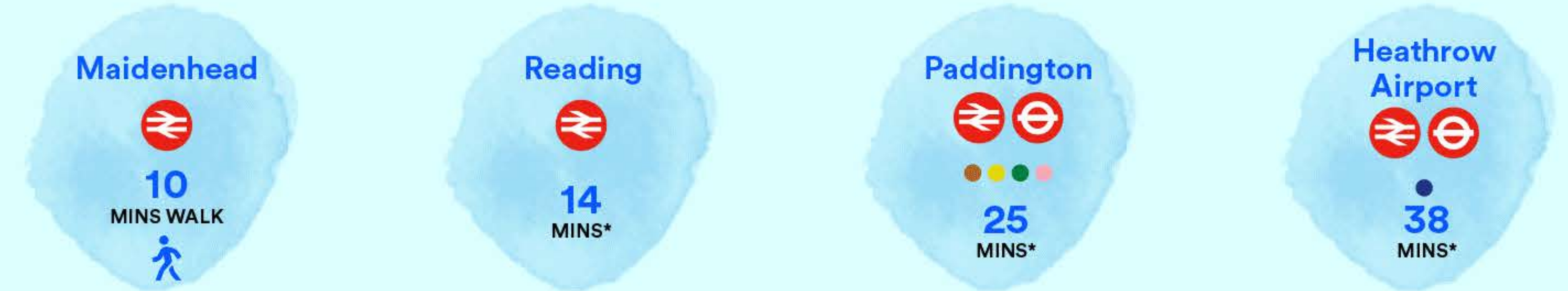
Maidenhead has great connections that have been further improved by the arrival of the Elizabeth Line.



# SUPER CONNECTED



## JOURNEY TIMES



\* From Maidenhead Station

## ELIZABETH LINE



## MEET THE NEIGHBOURS



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# ARENACOURT.CO.UK

## EPC RATING

The building has an EPC Rating of B (44).

## TERMS

Upon application.

## VIEWINGS

Through joint letting agents;

**hb** hicks  
baker  
commercial property  
0118 959 6144

**Lambert  
Smith  
Hampton**

07917217182

## DEVELOPER

**Orbit**  
Southern

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