



ASCOT HOUSE

Maidenhead Office Park
SL6 3QQ

1st floor fully fitted office available TO LET

11,422 – 25,897 sq ft Grade A office space

Available on flexible lease terms



Grade A fully fitted office space

The building was comprehensively refurbished to Grade A specification in 2015 including new M&E.

The building benefits from the provision of two double-height reception areas, allowing the incoming tenant of the first floor their own ground floor reception of 761 sq ft.

The available accommodation on the 1st floor is fully fitted and totals 25,897 sq ft which can be subdivided into two separate suites of 11,422 sq ft and 11,680 sq ft.


The 1st floor benefits from 132 car parking spaces an unrivaled ratio of 1:191 sq ft.




specification


The accommodation and reception area offers a high quality specification including the following:

- 


GRADE A OFFICE SPACE
- 

FULL ACCESS RAISED FLOOR
- 

SUSPENDED METAL TILE CEILINGS
- 

CEILING HEIGHT 2.7 M
- 


VRF FOUR PIPE FAN COIL AIR CONDITIONING
- 

LG7 COMPLIANT LIGHTING
- 


AUTOMATIC LIGHTING CONTROL
- 


2X13 PASSENGER LIFTS
- 

SHOWER AND LOCKER FACILITIES
- 

132 CAR PARKING SPACES (1:191 SQ FT)
- 

DEDICATED RECEPTION & ACCESS
- 

FULLY FITTED
- 

EPC C
- 

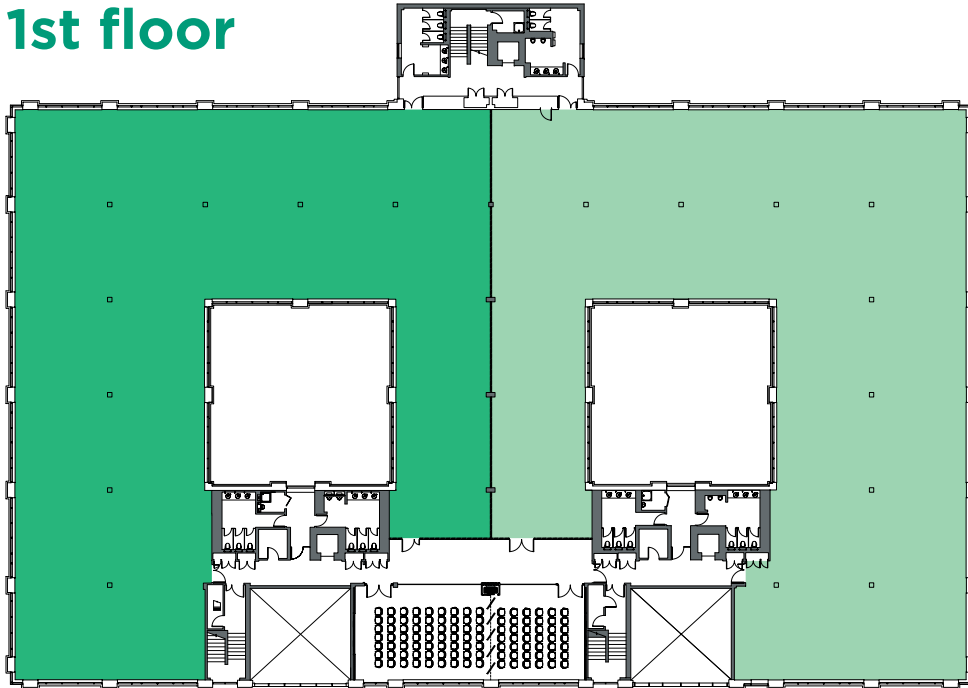
BICYCLE STORAGE
- 

DEMISED RECEPTION AREA



flexible space
11,422 – 25,897 sq ft

1st floor

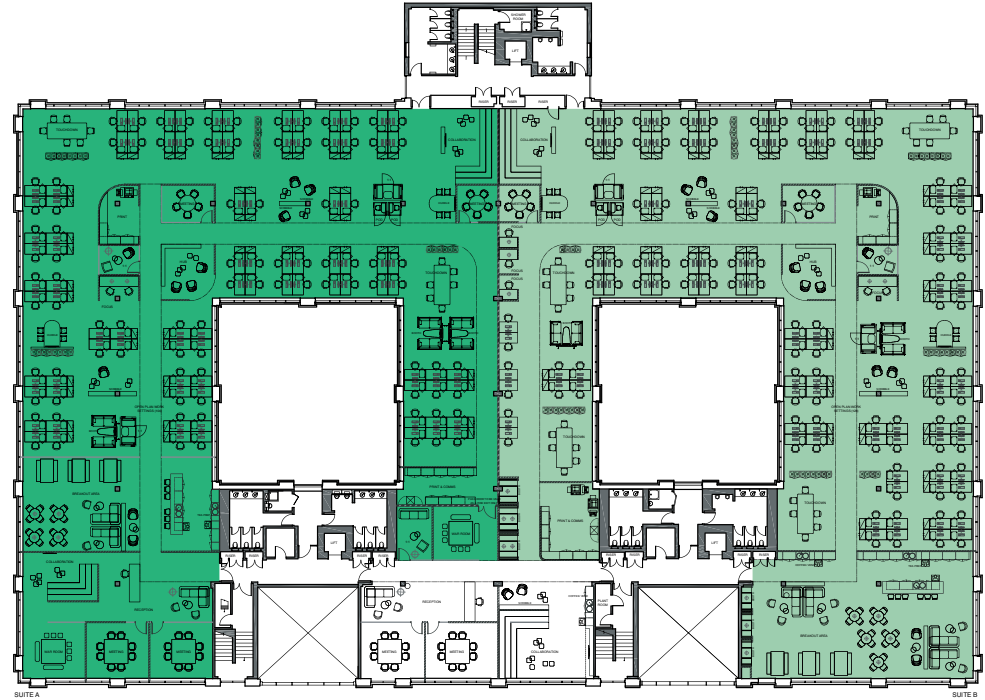


SUITE A

11,422 sq ft / 1,061 sq m

SUITE B

11,680 sq ft / 1,085 sq m



SUITE A: ACCOMMODATION

Description	No.
Open plan work settings (Including touchdown benches)	104
Reception	1
Breakout area	1
Meeting room (seats 8)	2
War room (seats 8)	1
Coffee/vend	0
Collaboration	1
Scribble	3
1:1	3
Booth	1
Huddle	2
Pod	2
Focus	1
Hub	1
Print	2

Net usable area
11,422 sq ft / 1,061 sq m

SUITE B: ACCOMMODATION

Description	No.
Open plan work settings (Including touchdown benches)	128
Reception	1
Breakout area	1
Meeting room (seats 8)	2
War room (seats 8)	1
Coffee/vend	2
Collaboration	2
Scribble	3
1:1	4
Booth	5
Huddle	2
Pod	2
Focus	4
Hub	1
Print	2

Net usable area
11,680 sq ft / 1,085 sq m



picturesque green space

ON SITE AMENITY

The Park, being rurally situated, is surrounded by picturesque green space. On site amenity for occupiers of the park includes a lake, tennis courts, running track and gardens with outdoor seating.

NEARBY ATTRACTIONS

Maidenhead is located on the River Thames and offers one of the most attractive environments in the Thames Valley, including some of the UK's foremost restaurants such as the Fat Duck and the Waterside Inn.

Town centre facilities include a wide range of national retailers and restaurant amenities including the nearby Coppa Club and Roux at Skindles. An Odeon multiscreen cinema, Nicholsons Shopping Centre, David Lloyd Leisure and Premier Inn Hotel are conveniently close.

These will be enhanced by major 'Heart of Maidenhead' schemes, including: The Landing Redevelopment, Chapel Arches and The Nicholsons Quarter.





exceptional transport links

DISTANCES

M4 J8/9	4.5 miles	M25 J15	15 miles
M40 J4	9 miles	Heathrow	18 miles
Slough	10 miles	Central London	32 miles
Reading	11 miles	Gatwick	55 miles

CONNECTIVITY

Maidenhead Office Park benefits from exceptional transport links and is highly accessible by both road and train.


Located 4.5 miles to the east of the M4 (Junctions 8/9), approximately 15 miles west of the M25 (Junction 15) and 32 miles west of Central London, the Park is well situated within a major road network.

Maidenhead train station is 3.5 miles to the east and provides excellent rail connectivity. Fast & frequent services are offered to London Paddington (18 mins) with up to 6 services per hour in peak times, and Reading (11 mins).

With Crossrail bringing the Elizabeth line to fruition in the first half of 2022, transport links to Central London, the City of London & Canary Wharf will be further enhanced.

dedicated shuttle

A dedicated shuttle bus runs connects the park to the town centre which runs every 15 minutes during peak times.

	12	24	35	39	46	55
MAIDENHEAD	READING	HEATHROW	PADDINGTON	BOND STREET	LIVERPOOL STREET	CANARY WHARF

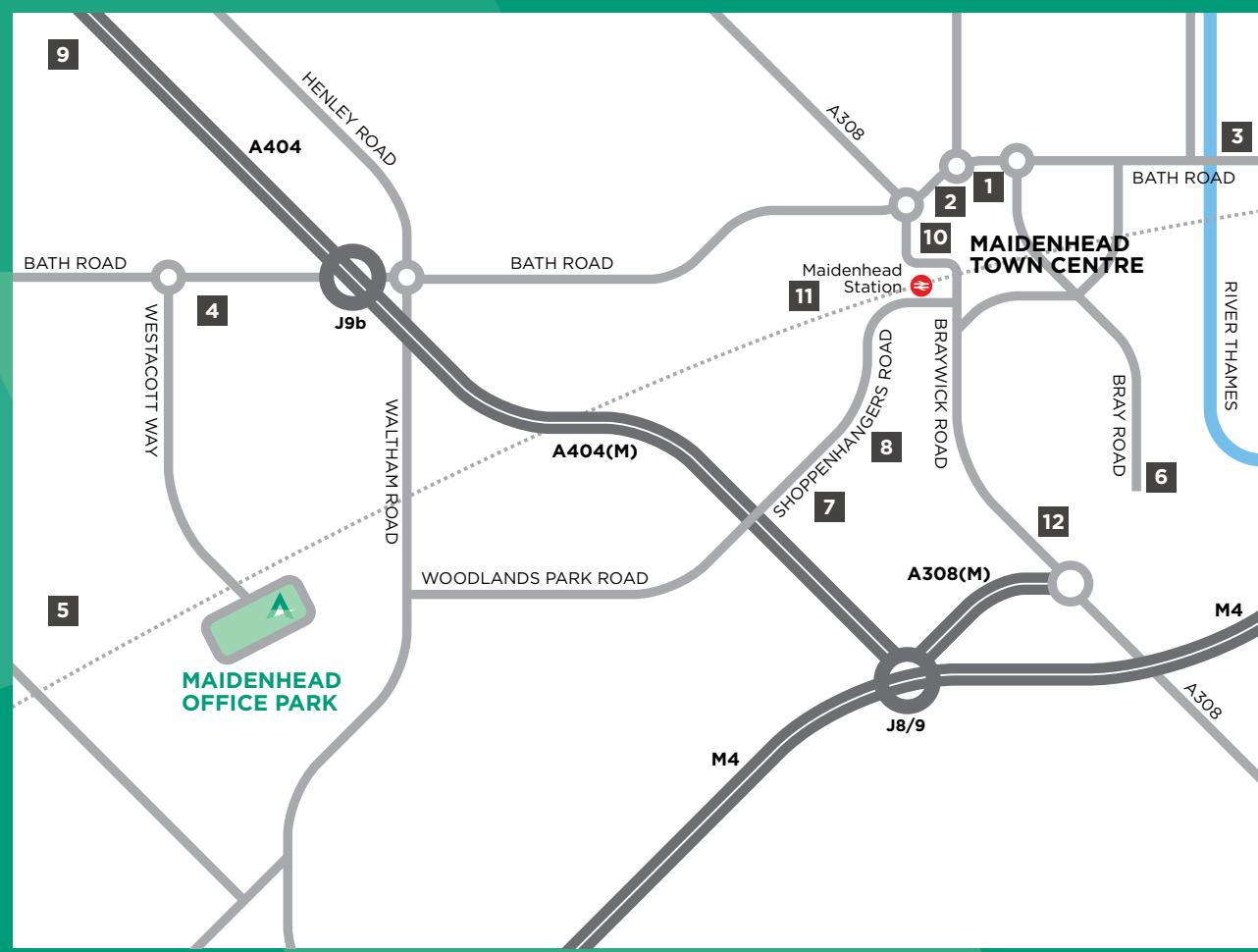




fantastic work / life balance

Ascot House is situated in the heart of the Thames Valley on the prestigious Maidenhead Office Park. Set across 30 acres of parkland on the Western edge of Maidenhead, the campus extends to approximately 260,000 sq ft and comprises five office buildings.

The park offers a fantastic work / life balance. The sports pitch and trim trail at the park provide a great way to exercise whilst spending an hour away from the office. The numerous local restaurants and pubs enable employees to socialise and relax.



RESTAURANTS

- 1 Coppa Club
- 2 Baked
- 3 Roux at Skindles

PUBS

- 4 Shire Horse
- 5 The Bird in Hand
- 6 The Hinds Head

HOTELS

- 7 Holiday Inn
- 8 Fredricks Hotel & Spa
- 9 Hurley House Hotel

GYMS

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

ASCOT HOUSE
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SL6 3QQ

get in
touch



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Terms: Flexible lease terms available on application

Anglesea Capital

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