

SUPERBLY FITTED OFFICE TO LET

7,331 SQ FT



Pearce Building

West Street, Maidenhead, SL6 1RL

- First floor office space 7,331 sq ft
- BREEAM Excellent
- EPC rating A
- Category A fitout
- Plug & play space
- High specification meeting rooms
- Break out areas
- Air conditioning
- Town centre location

CONTACT US

Viewing is strictly by prior appointment with Colliers, through:

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Pearce Building, West Street, Maidenhead, SL6 1RL

Description

The Pearce Building was constructed in 2015 and provides some of the highest specification office space within Maidenhead. The building benefits from an attractive reception/foyer area, three passenger lifts, ample outside and underground parking, showers and bicycle storage.

The 1st floor was fitted to category A specification in 2020 by the current tenant, offering a straightforward “plug & play” option for an occupier seeking the best space for their employees and clients.

The 1st floor office space is open plan, with separate large meeting rooms and break out areas. The space has raised flooring and suspended ceilings, male/female WCs, and air conditioning throughout. There is also a wellbeing room within the office space that allows total privacy for its users.

The Pearce Building is rated BREEAM excellent, putting the building in the top 10% of the UK’s sustainable non-domestic buildings.

Location

The Pearce Building is located in the Maidenhead town centre and is a short walk from local amenities, restaurants, and recreational areas.

Road connections:

10-minute drive from the M4

Train connections:

9-minute walk from the Maidenhead train & Crossrail station

Bus connections:

There are local bus stops a short walk away

Terms

Rent:	£40 per sq ft
Rates:	£11.38 per sq ft (est)
Service charge:	£8.38 per sq ft
Car parking:	8 spaces
EPC rating:	A (24)
Size:	7,331 sq ft (681 sq m)

Further Information

The 1st floor is available by way of sub-lease or assignment, expiring in February 2030.

Copies of floor plans and internal photographs are available upon request.

Viewings

All viewings are strictly by prior appointment with Colliers.

