



tempo

MAIDENHEAD

150,000 SQ. FT

OF NEW WAVE

WORKSPACE

COMING TO

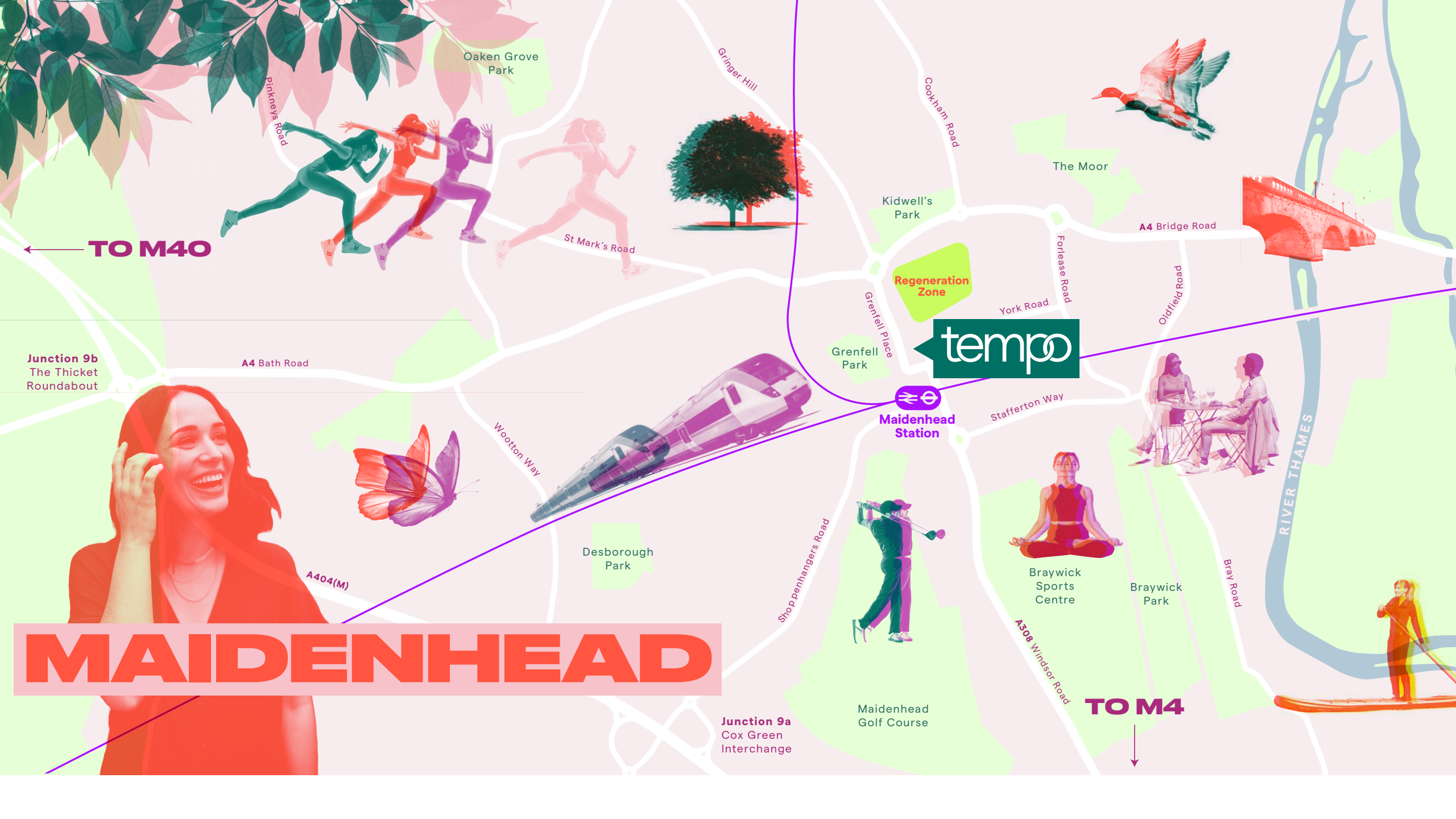
MAIDENHEAD

Q2 2023

TIME FOR **SOMETHING EXTRAORDINARY**



An indicative cgi of the exterior of Tempo



TO M40

Junction 9b
The Thicket
Roundabout

A4 Bath Road

MAIDENHEAD



Oaken Grove Park

Pinkneys Road



St Mark's Road



Gringer Hill

Cookham Road

Kidwell's Park

Regeneration Zone

tempo

The Moor



A4 Bridge Road



Forlease Road

Oldfield Road

York Road

Grenfell Park

Grenfell Place

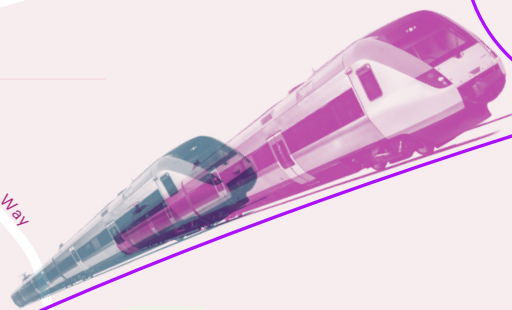


Maidenhead Station

Stafferton Way



Wootton Way



Desborough Park

A404(M)

Shoppengers Road



Maidenhead Golf Course

Braywick Sports Centre

Braywick Park

A308 Windsor Road

Bray Road

RIVER THAMES



TO M4

Junction 9a
Cox Green
Interchange



MAIDENHEAD

tempo

LONDON

HENLEY-ON-THAMES

MARLOW

HIGH WYCOMBE

BEACONSFIELD

BOURNE END

SLOUGH

UXBRIDGE

WATFORD

EDGWARE

HARROW

EALING

RICHMOND

HOUNSLOW

WINDSOR

HEATHROW AIRPORT

EGHAM

STAINES

READING

WOKINGHAM

BRACKNELL

KINGSTON

RIVER THAMES

M40

A413

M1

AA04

M40

M25

A40

A406

Junction 9b

A404(M)

Junction 9a

Junction 8/9

A4

M4

A4

A4

M4

A308

A308

M25

A316

A308

A329 (M)

M3

TRAVEL TIMES

ELIZABETH LINE

All times from Maidenhead Station

7 Mins	23 Mins	27 Mins	35 Mins	39 Mins	40 Mins	44 Mins	46 Mins	54 Mins
Slough	Heathrow	Ealing Broadway	London Paddington	Bond Street	Tottenham Court Road	Farringdon	Liverpool Street	Canary Wharf

TRAIN

All times from Maidenhead Station

6 Mins	14 Mins	26 Mins	35 Mins	35 Mins	41 Mins	42 Mins
Slough	Reading	London Paddington	Wokingham	Windsor (change at Slough)	Heathrow Airport	Oxford

CAR

All times from Tempo

5 Mins	20 Mins	23 Mins	26 Mins	46 Mins	49 Mins	57 Mins
M4 J8/9	Windsor & High Wycombe	Heathrow	Reading	Watford	Oxford	London Victoria

BUS

Buses run frequently throughout the day

8 Mins	29 Mins	36 Mins	38 Mins	1 hr 45 mins
Taplow	Slough	Bracknell	Heathrow	London

TEMPO ESG



The redevelopment of the building is based upon a strategy that follows LGIM's standards to set a path to net zero carbon.

Reduced targets for both embodied and operational carbon have been achieved. The building will have **no natural gas for heating** and instead will rely upon electrically driven air source heat pumps. The design has been optimised to include **282 PV panels (totalling over 5,500 sq ft)** which combine with **enhanced fabric performance to reduce energy use by over 23%** when compared to "business as usual" energy performance targets set out by both LETI and RIBA.

The fabric and construction materials proposed within the design of **Tempo** **better the RIBA 2025 standards by 14% and is 35%** better than the 2025 LETI new building construction targets.

Tempo benefits from new, efficient glazing and the existing stonework to the facade will be sensitively retained in order to reduce the embodied carbon of the refurbishment. The building has been modelled against Design for Performance Standards and is currently targeting a **NABERS** rating, along with a target rating of **BREEAM Outstanding**.

LIVES

HEALTHY



Prioritising health and wellbeing through **Fitwel Certification**



Air Rated



Green spaces including external terraces, winter gardens and orangery



Hybrid Working & Event Spaces



New shower, changing room and locker facilities



Secure **cycle storage**



Basement facilities including spin room



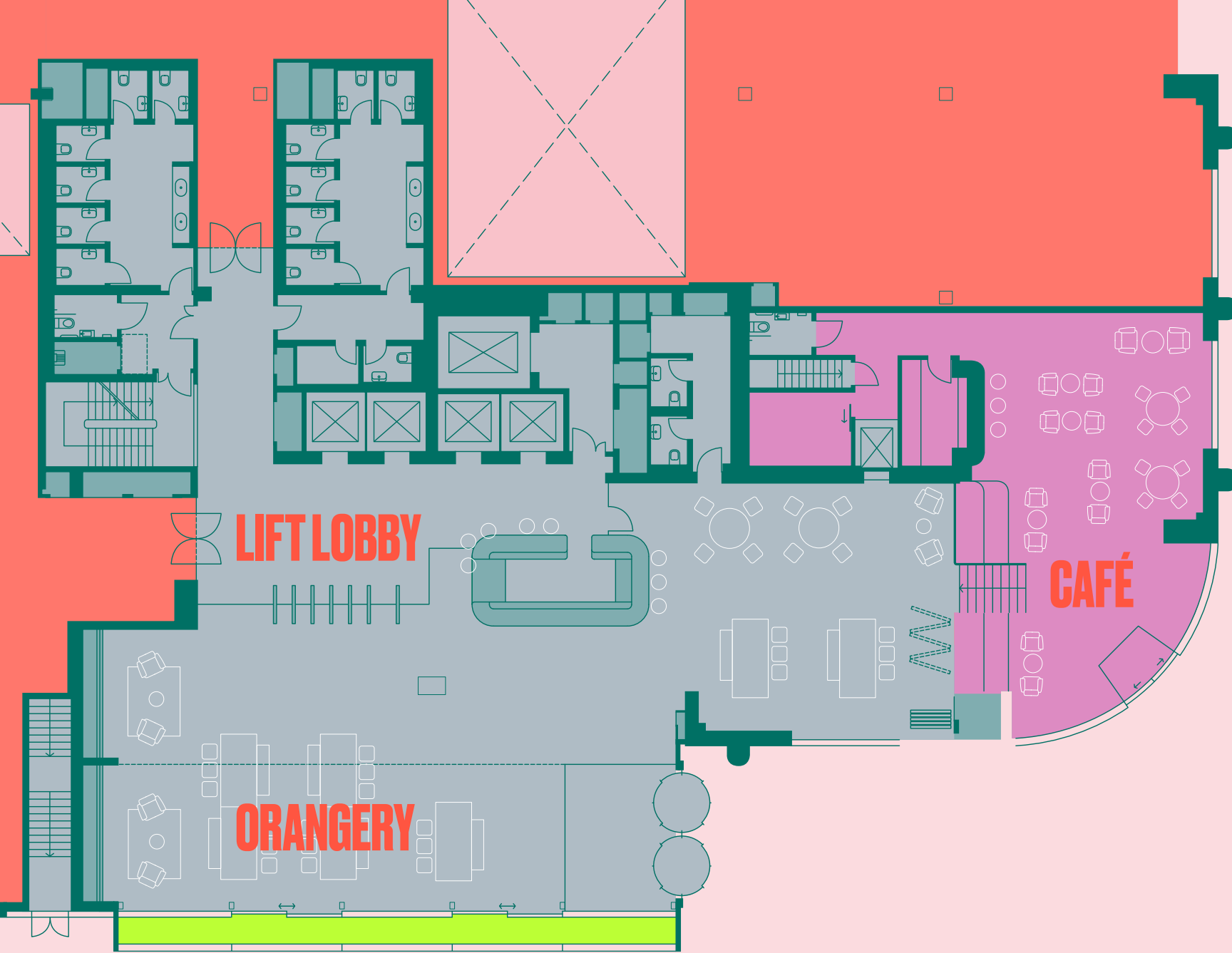
Amazon lockers for **'click & collect'**



An indicative cgi of the exterior of Tempo



An indicative cgi of the exterior of Tempo



RECEPTION

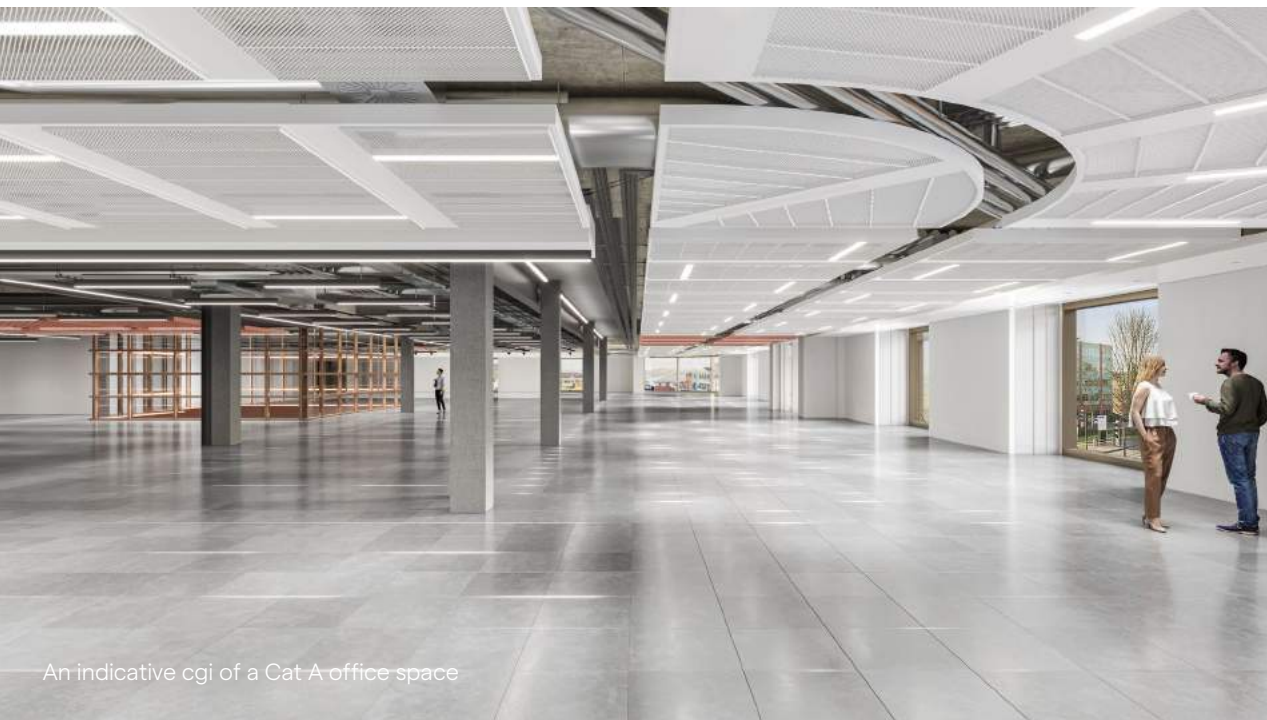
- Double height reception
- Orangery / biophilic entrance
- Concierge Pod
- Café
- 2 green walls
- Contemporary finishes throughout
- Breakout/working spaces



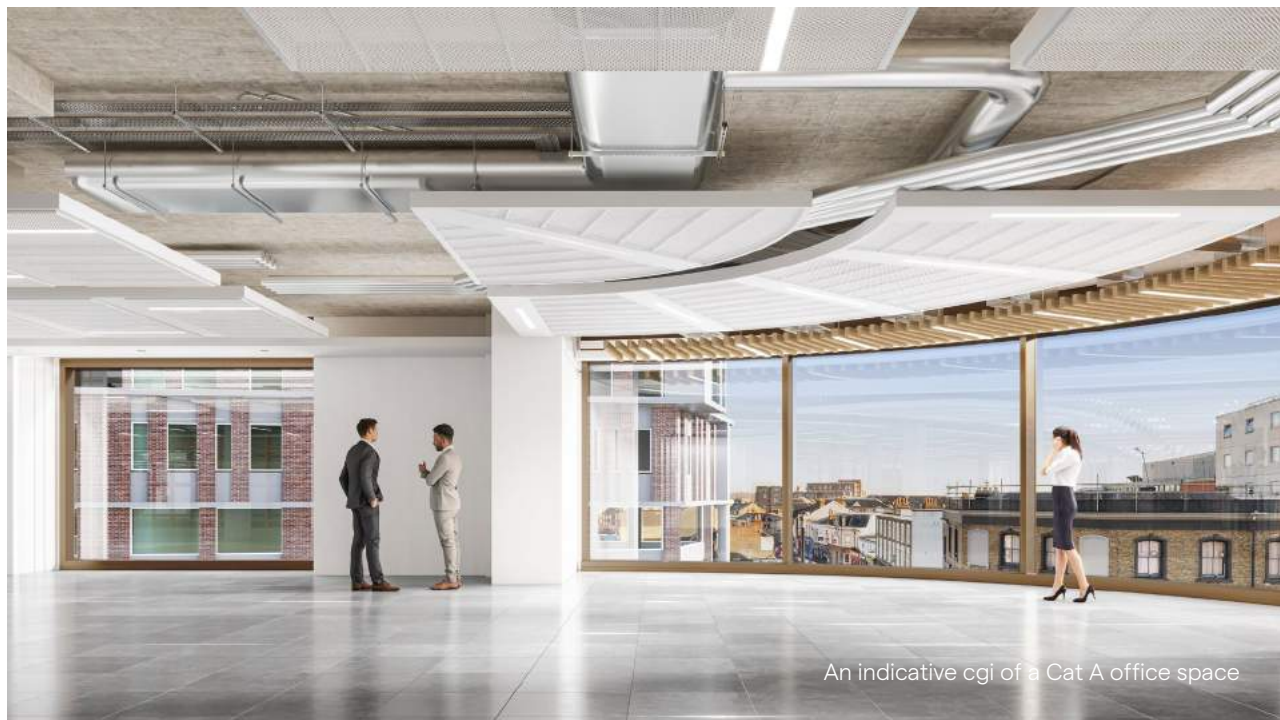
An indicative cgi of the orangery on the ground floor



An indicative cgi of the café on the ground floor



An indicative cgi of a Cat A office space



An indicative cgi of a Cat A office space

SCHEDULE OF AREAS

FLOOR

ROOF TOP

3

2

1

G

TOTALS

	sq. ft	sq. m
Multi-Purpose Pavilion	1,942	180
The Pavilion	605	56
Club Lounge	1,106	103
Galleried Walkway	402	37
Terrace	8,371	499
Office Space	30,066	2,793
Terrace	3,813	354
Office Space	34,147	3,172
Winter Gardens	274	25
Terrace	732	68
Office Space	33,622	3,124
Winter Gardens	274	25
Office Space	29,171	2710
Café	1,559	145
Reception	3,437	319
Office Space	127,007	11,799
Terraces & Winter Gardens	13,465	1,251
Pavilions	3,653	339
Café	1,559	145
Reception	3,437	319

G FLOOR

OFFICE

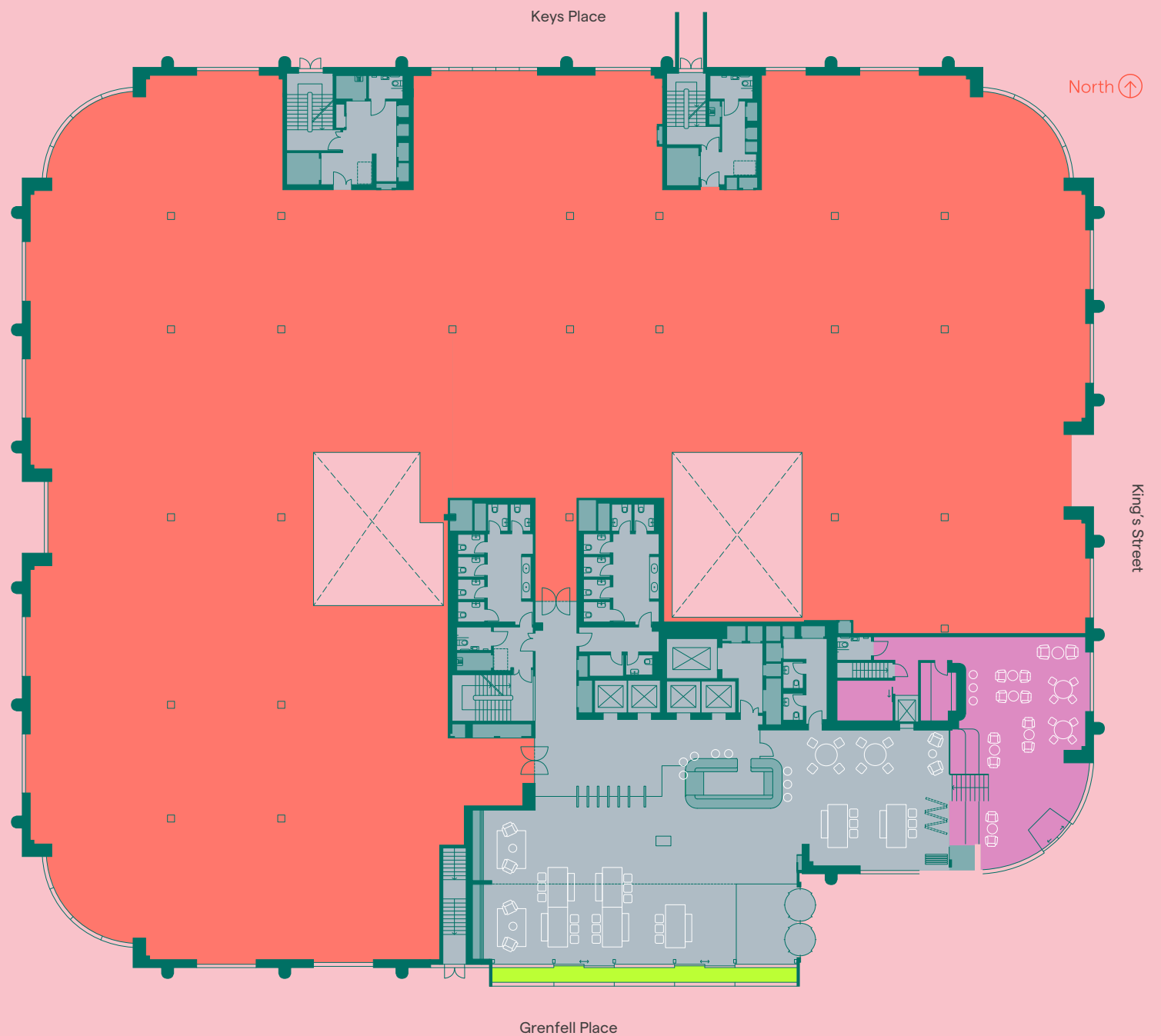
29,171 sq. ft / 2,710 sq. m

CAFÉ

1,559 sq. ft / 145 sq. m

RECEPTION

3,437 sq. ft / 319 sq. m



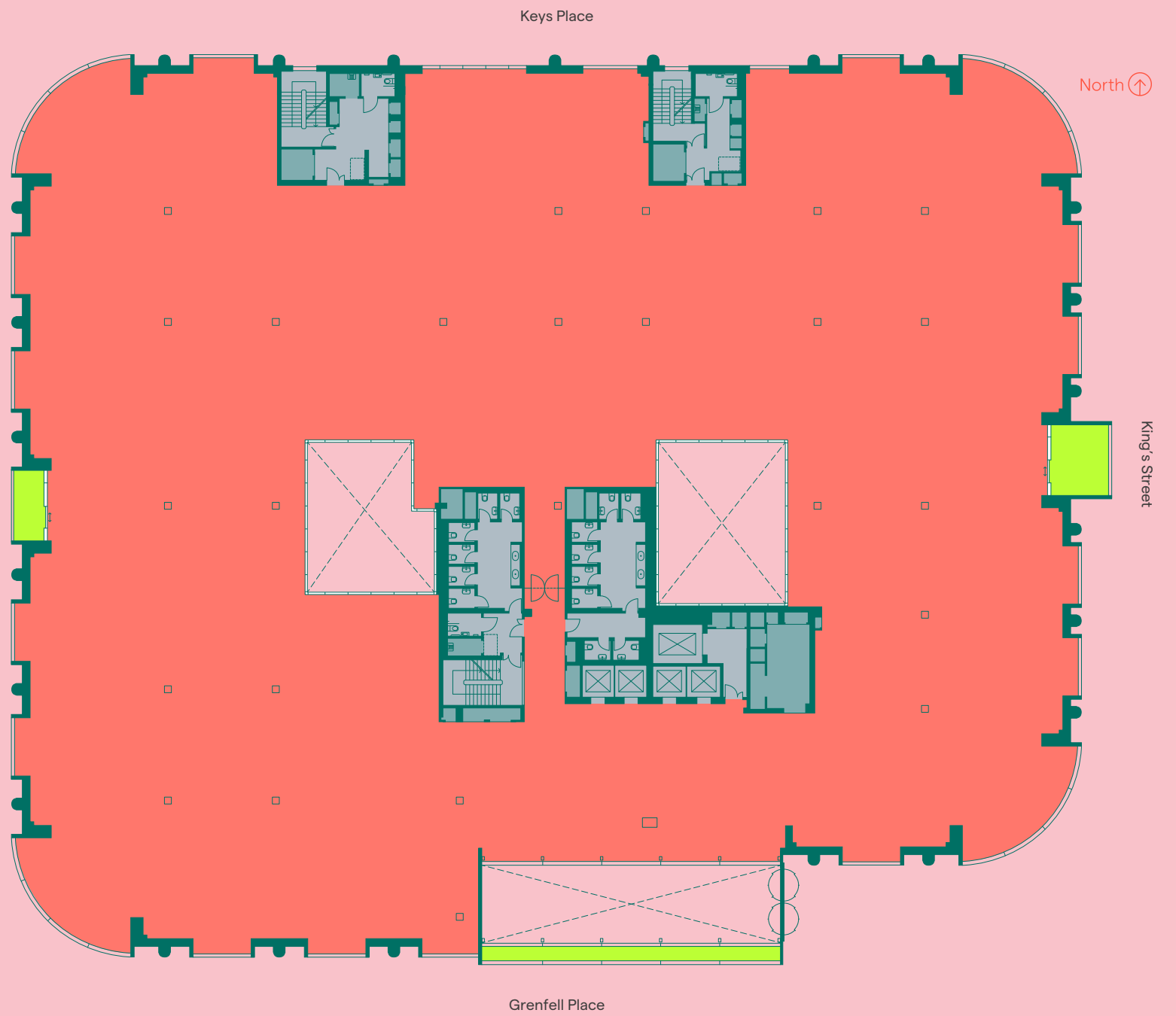
1ST FLOOR

OFFICE

33,622 sq. ft / 3,124 sq. m

WINTER GARDEN

274 sq. ft / 25 sq. m



Keys Place

North ↑

King's Street

Grenfell Place

2ND FLOOR

OFFICE

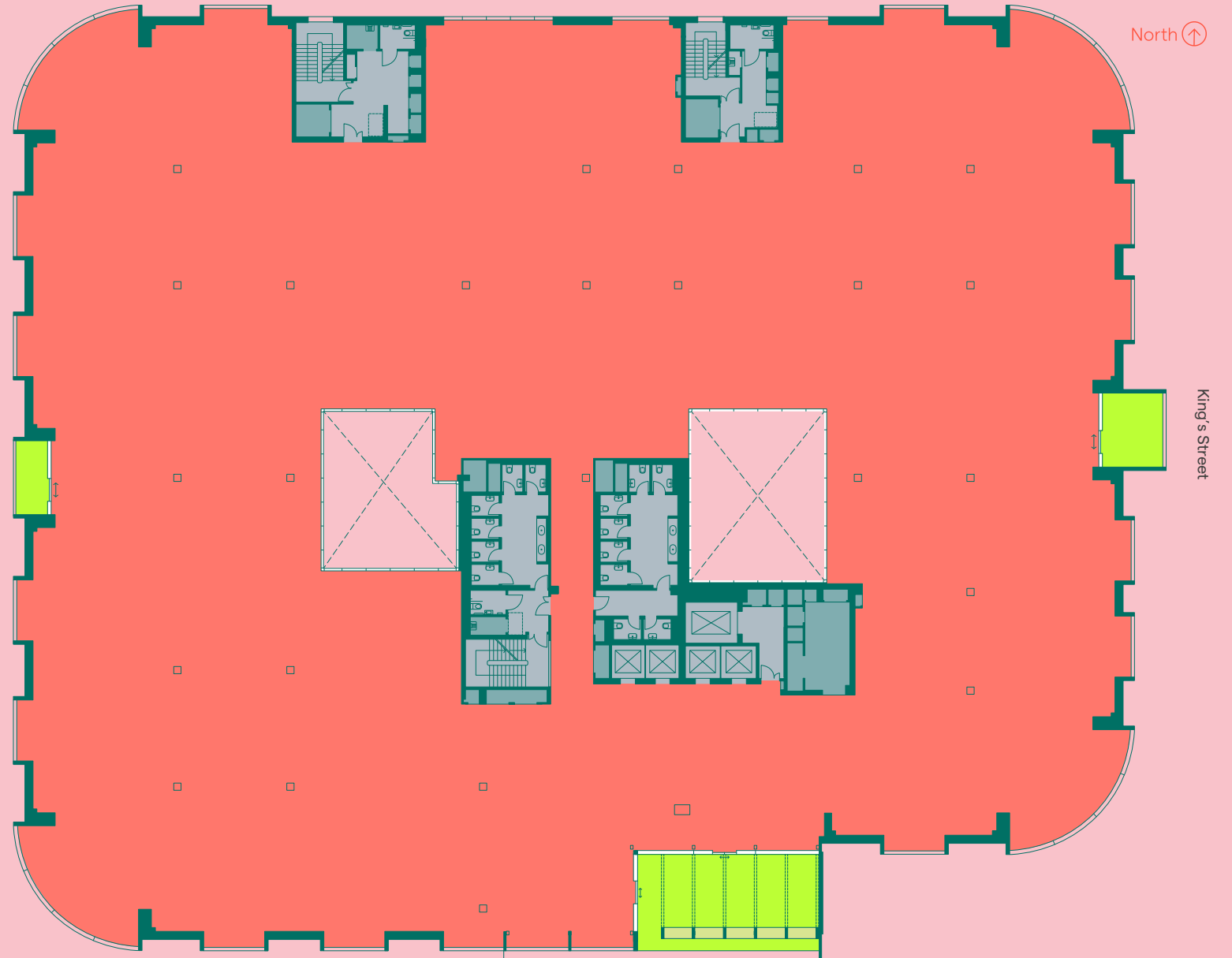
34,147 sq. ft / 3,127 sq. m

WINTER GARDEN

274 sq. ft / 25 sq. m

TERRACE

732 sq. ft / 68 sq. m



Grenfell Place

North ↑

King's Street

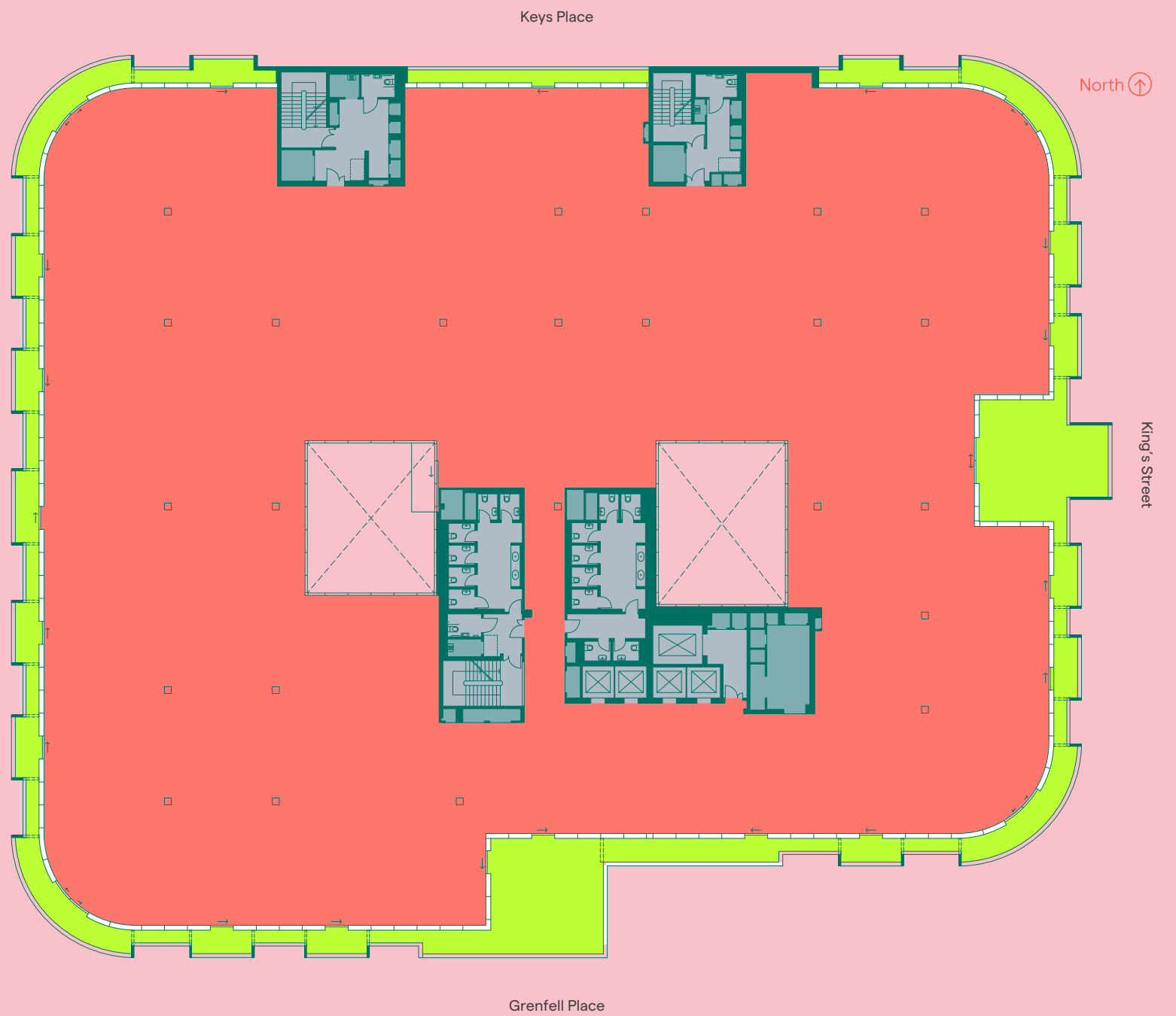
3RD FLOOR

OFFICE

30,066 sq. ft / 2,793 sq. m

TERRACE

3,813 sq. ft / 354 sq. m



ROOF TOP

MULTI-PURPOSE PAVILION

1,942 sq. ft / 180 sq. m

THE PAVILION

605 sq. ft / 56 sq. m

CLUB LOUNGE

1,106 sq. ft / 103 sq. m

TERRACE

8,371 sq. ft / 778 sq. m

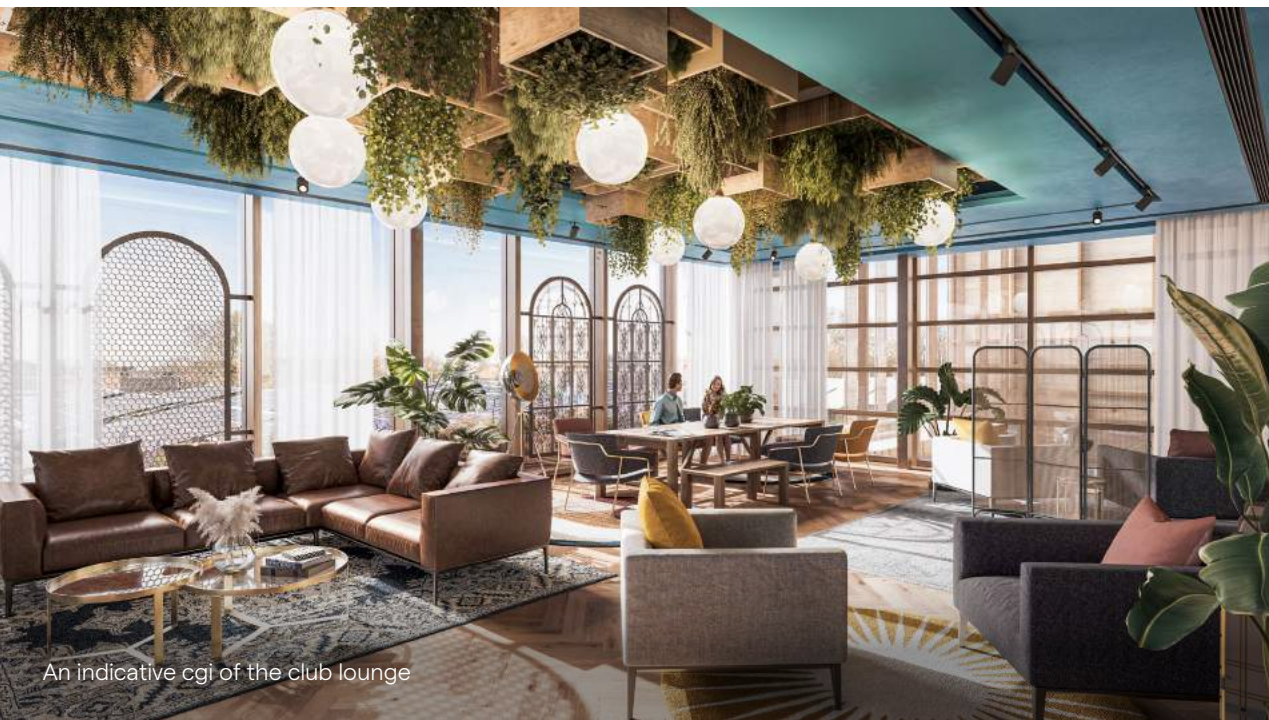




An indicative cgi of the pavilion



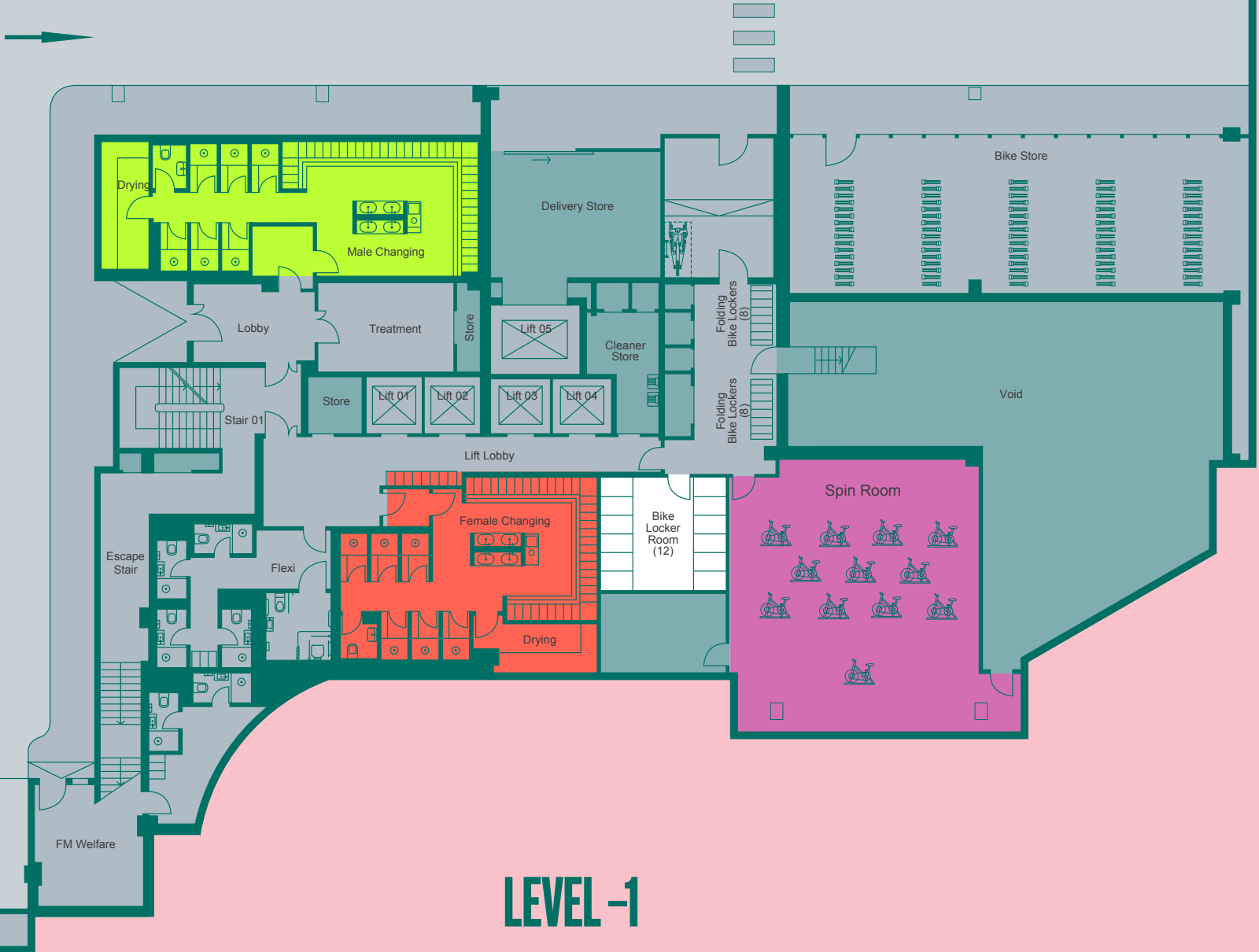
An indicative cgi of the rooftop terrace



An indicative cgi of the club lounge



An indicative cgi of the rooftop terrace



LEVEL -1

END OF JOURNEY

- Secure on-site parking at a ratio of 1:500 sq ft
- EV charging points
- **Male, female** and flexi changing facilities
- **Secure cycle storage** with maintenance facilities
- **Spin/Fitness room**
- Treatment room
- Amazon 'click & collect' lockers

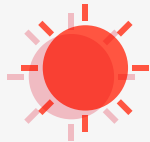
SUMMARY SPECIFICATION



Floor-to-ceiling:
Ground Level 3.75m
Upper Levels 2.75 m



Raft & Exposed
Ceilings / Services



Low-energy
LED Lighting



Office occupancy
ratio: **1:8m2**



Excellent
Natural Light



Secure storage
for 130 bicycles



4 pipe fan coil
air conditioning system



Basement facilities
including spin room



35 EV Charging Points

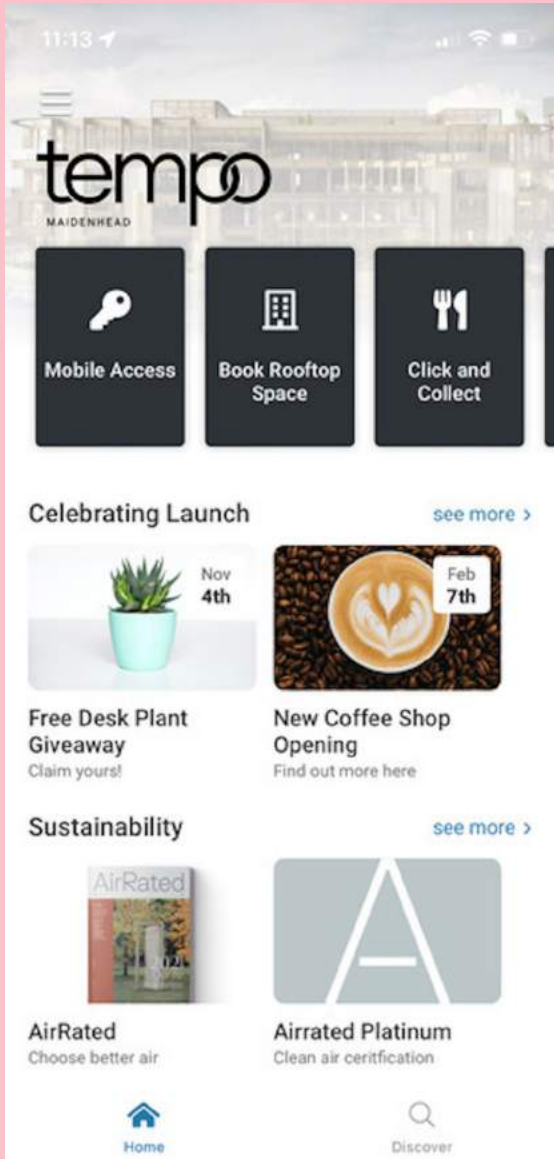


1:500 sq ft
car parking ratio



4x regenerative
passenger lifts
and 1x goods lift

STAY UP TO DATE WITH OUR DEDICATED TEMPO APP



Mobile Access

Book Rooftop & Event Space

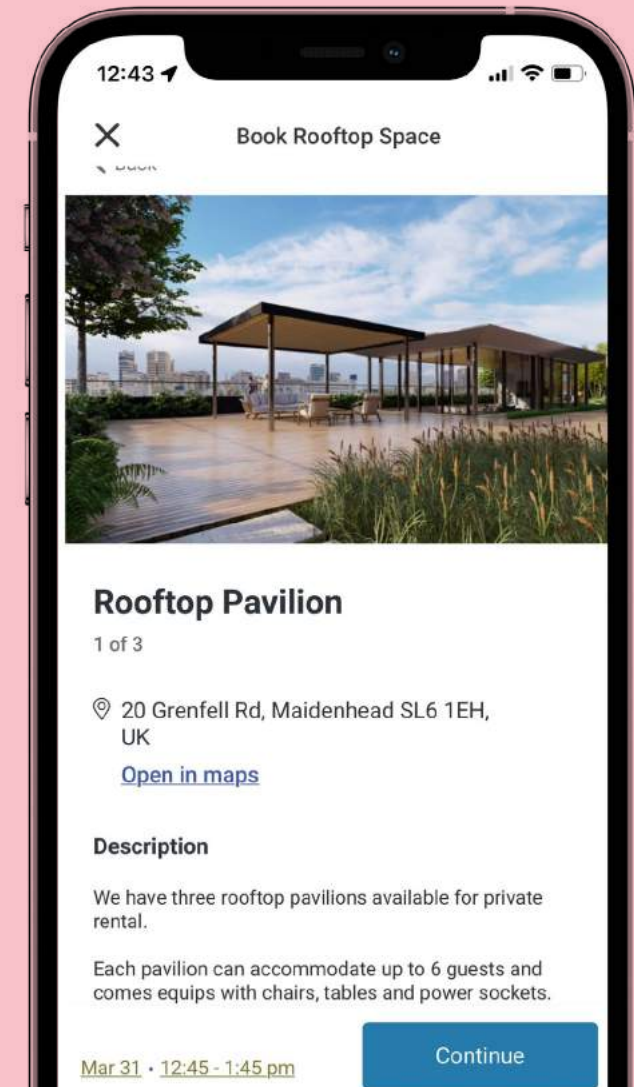
Click and Collect

Giveaways

Retail Openings

Sustainability Resources

& More



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