

FOUNDATION PARK
MAIDENHEAD

BUILDINGS 4, 5, 7 & 8



BUILDINGS 4, 5, 7 & 8 OFFER STATE OF THE ART OFFICE SPACE, SET IN A LANDSCAPED ENVIRONMENT

FOUNDATION PARK

Foundation Park is Maidenhead's leading business park boasting high profile occupiers, state-of-the-art offices and excellent amenity offering.

The Park continues to grow and evolve and has welcomed four new businesses (Biogen, Lab Corp, Ultra and Leo Pharma) over the past 12 months.



THE BUILDINGS

PARK OCCUPIERS

BUSINESSES WITH HQ IN MAIDENHEAD

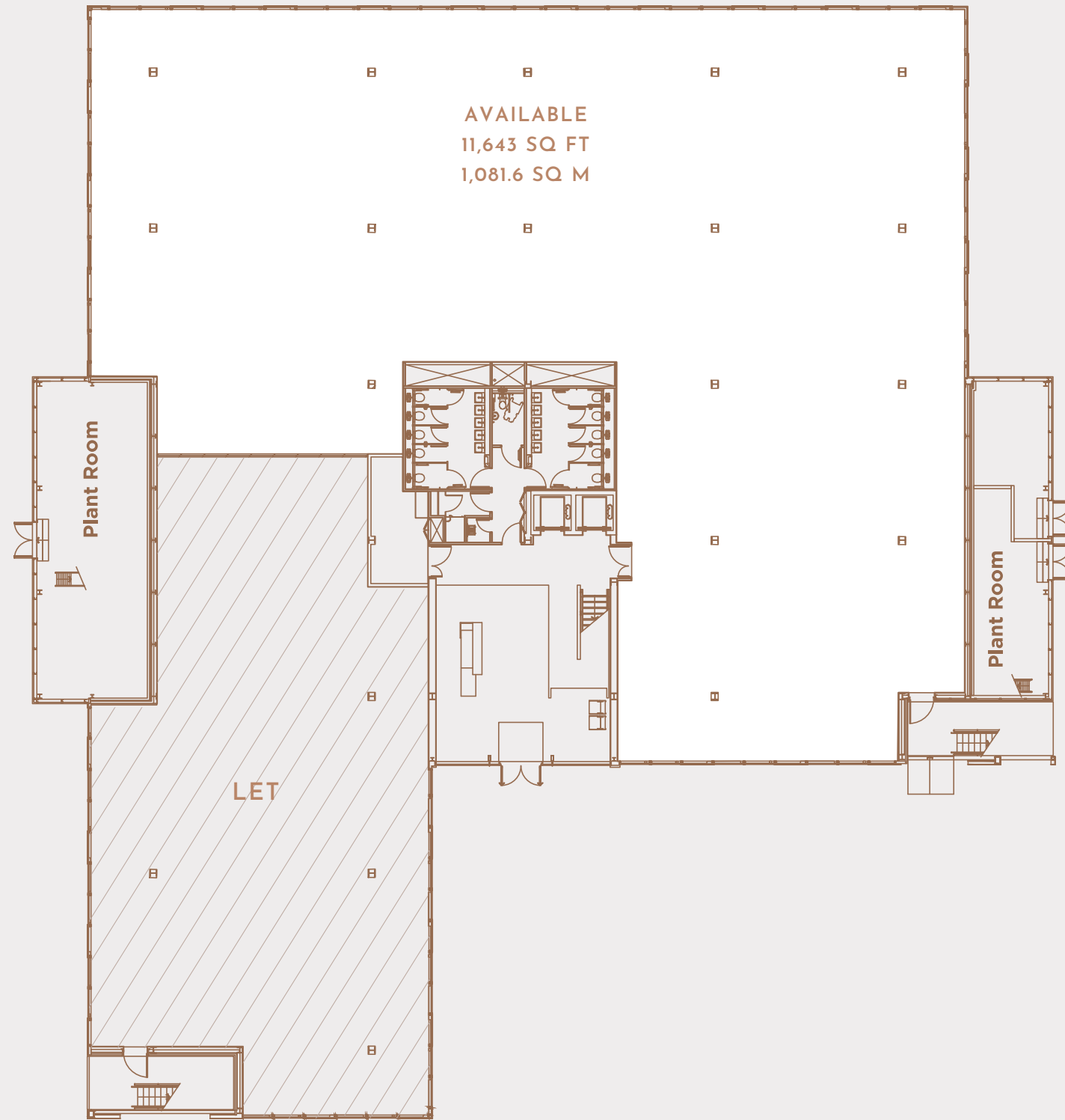


BUILDING 4

**11,643 SQ FT TOTAL
AVAILABLE TO LET**



BUILDING 4 FIRST FLOOR



Available to Let
 Let

- SPECIFICATIONS**
- Displacement ventilation air conditioning
 - Metal tiled suspended ceiling with LED lighting
 - Finished floor to ceiling heights 2700mm
 - Two 8 person passenger lifts
 - BREEAM 'Excellent' rating
 - 42 cycle spaces
 - CCTV and video entry systems
 - EPC rating - EPC C(73)
 - Parking Ratio 1:275 SQ FT

FIRST FLOOR
11,643 sq ft available
1,081.6 sq m available

TOTAL
11,643 sq ft
1,081.6 sq m

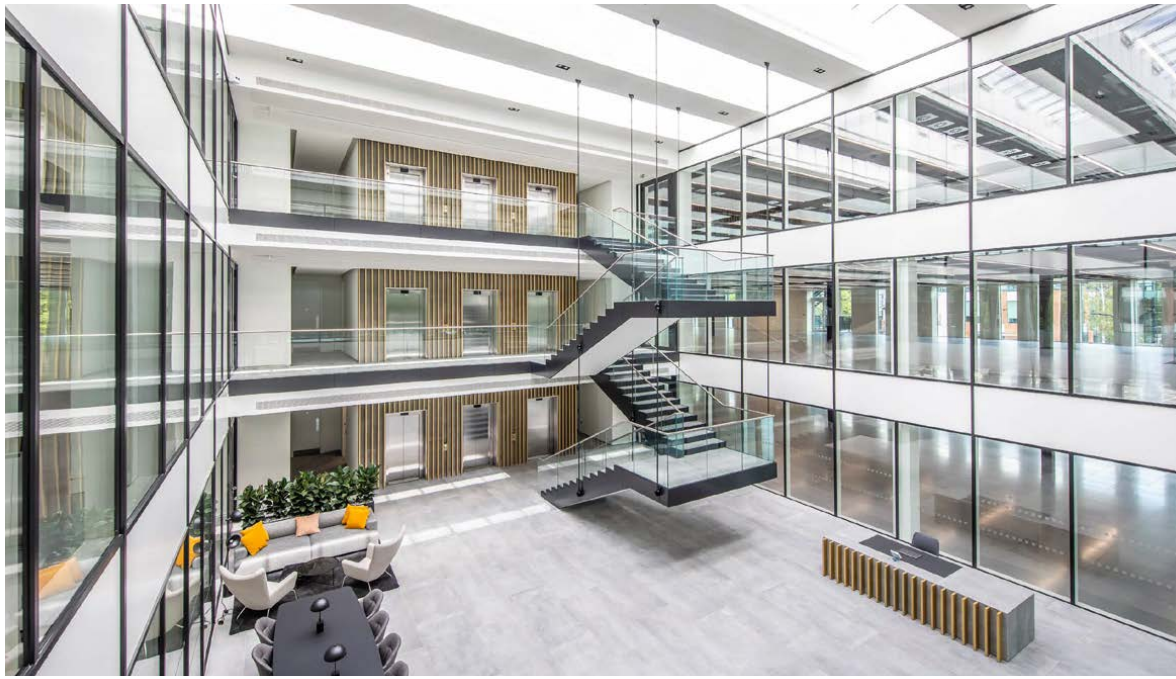


Buildings 4 - Available to Let

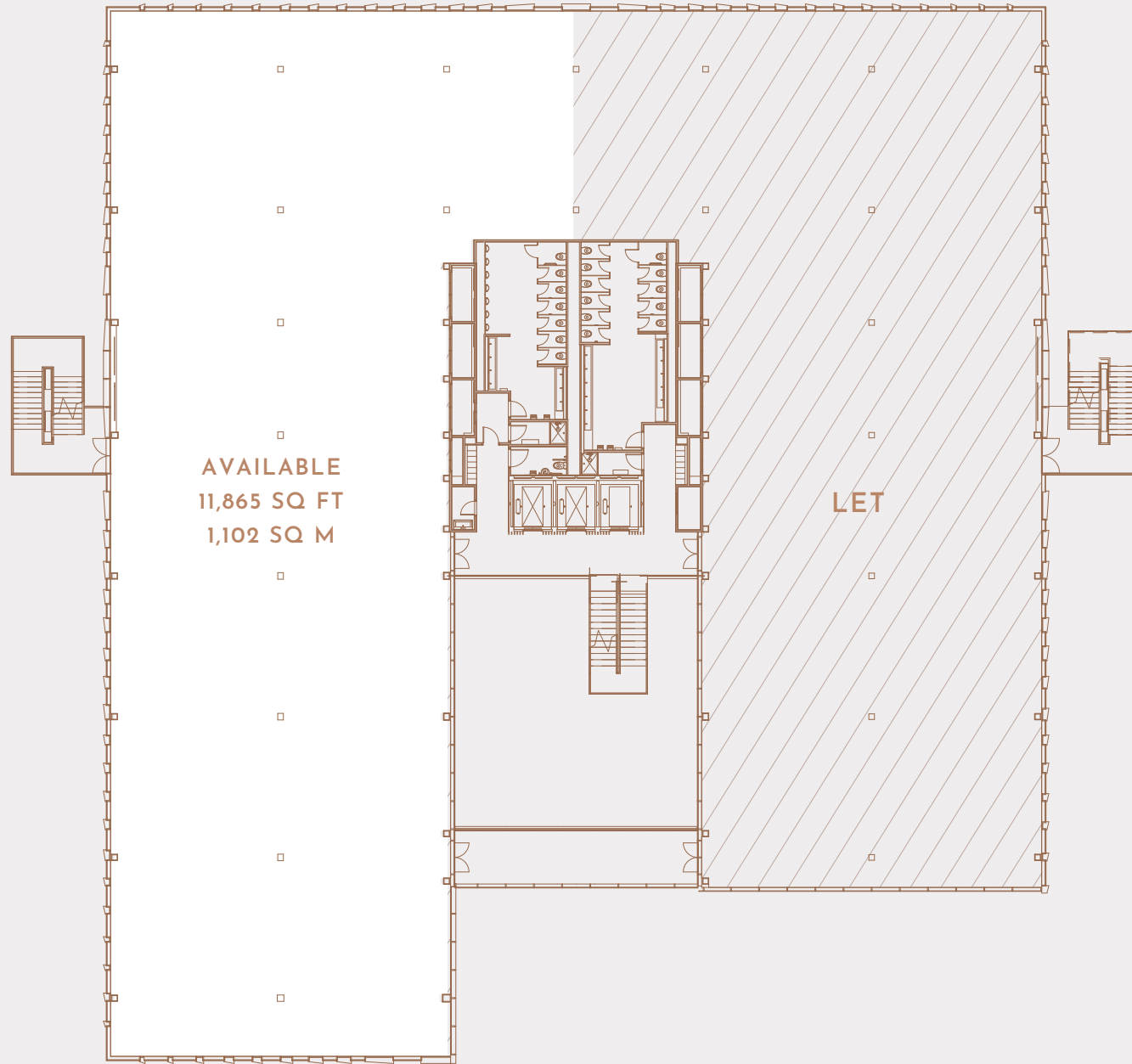
BUILDING 5

**11,865 SQ FT IN TOTAL
AVAILABLE TO LET**







BUILDING 5 FIRST FLOOR



AVAILABLE
11,865 SQ FT
1,102 SQ M

LET

-  Available to Let
-  Let

- SPECIFICATIONS**
- VRF Air conditioning system
 - Semi exposed raft ceiling with LED lighting
 - Finished floor to ceiling heights 2850mm
 - BREEAM 'Very Good' rating
 - 42 cycle spaces
 - CCTV and video entry systems
 - EPC rating - EPC A
 - Parking Ratio 1:275 SQ FT

FIRST FLOOR
11,865 sq ft available
1,102 sq m available

TOTAL
11,865 sq ft
1,102 sq m



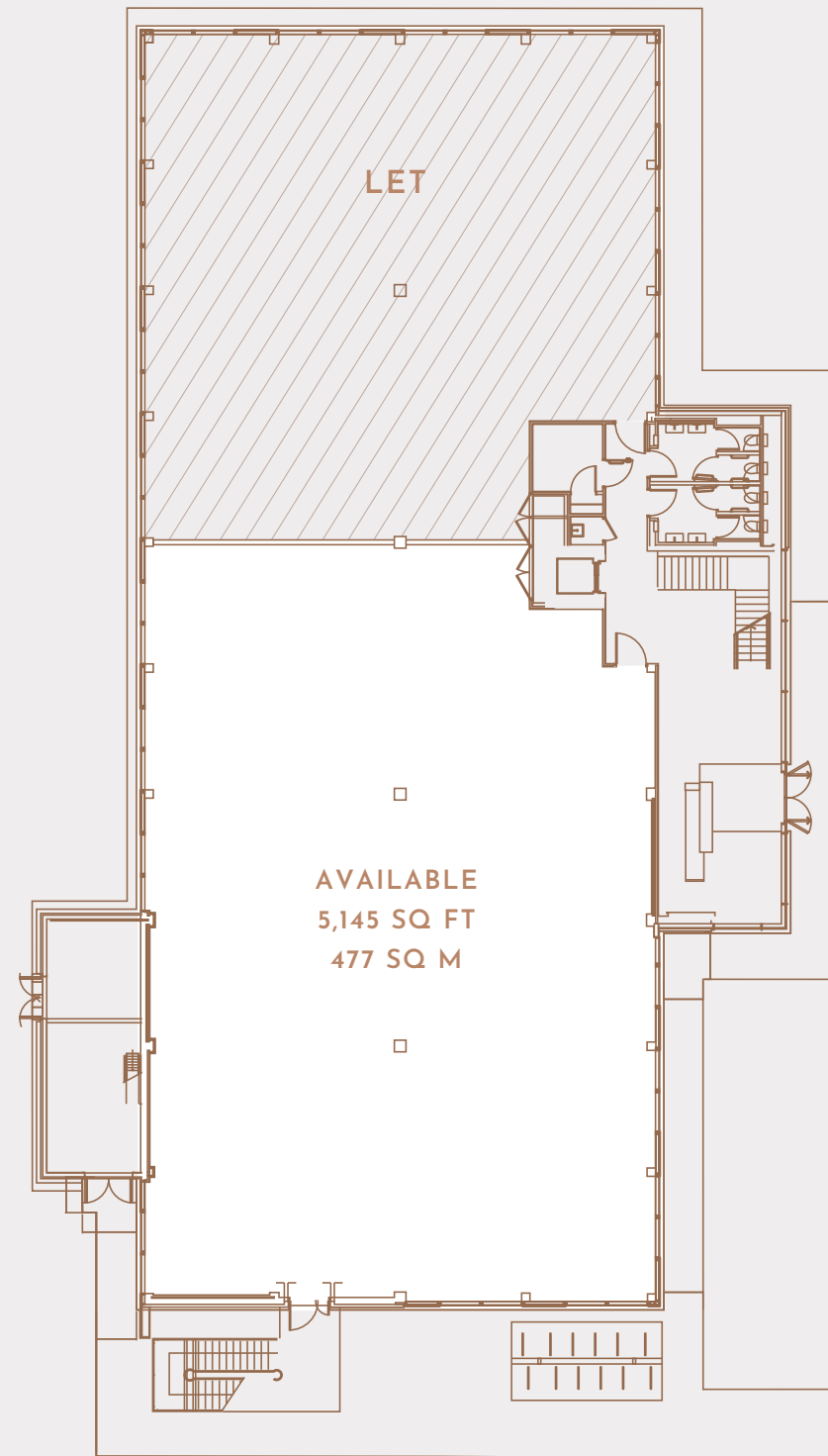
 Buildings 5 - Available to Let

BUILDING 7

**5,145 SQ FT IN TOTAL
AVAILABLE TO LET**



BUILDING 7 GROUND FLOOR



Available to Let
 Let to AVG

- SPECIFICATIONS**
- VRF air conditioning
 - Metal tiled suspended ceiling with LED lighting
 - Finished floor to ceiling heights 2600mm
 - 8 person passenger lifts
 - BREEAM 'Very Good' rating
 - 24 cycle spaces
 - CCTV, video entry and door access control systems
 - EPC rating - EPC C(65)
 - Parking Ratio 1:275 SQ FT

GROUND FLOOR
5,145 sq ft available
477 sq m available

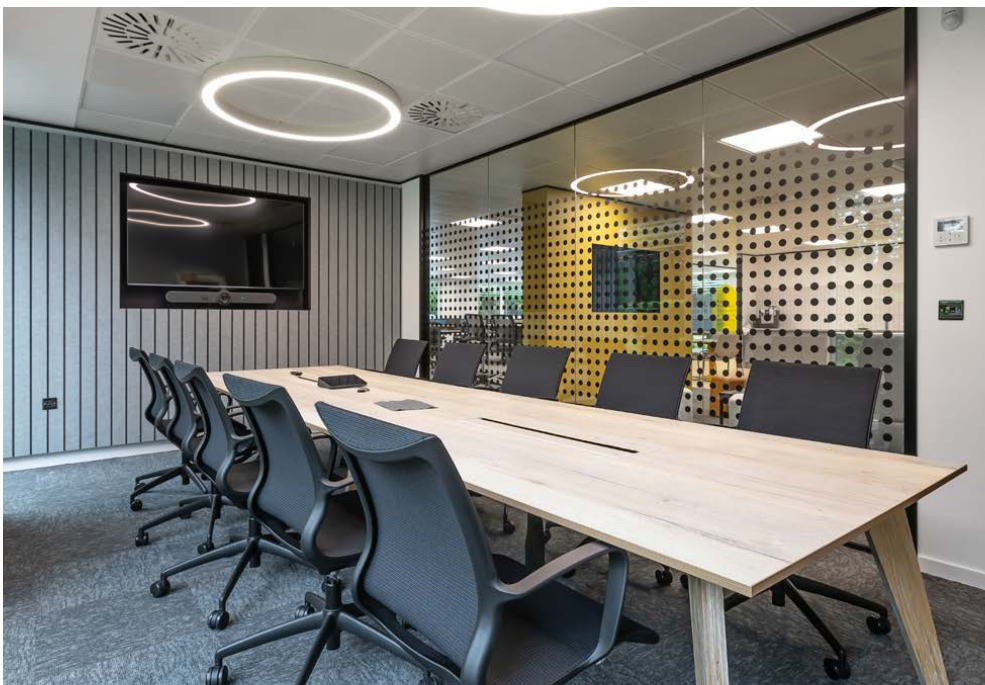
TOTAL
5,145 sq ft
477 sq m



Buildings 7 - Available to Let

BUILDING 8

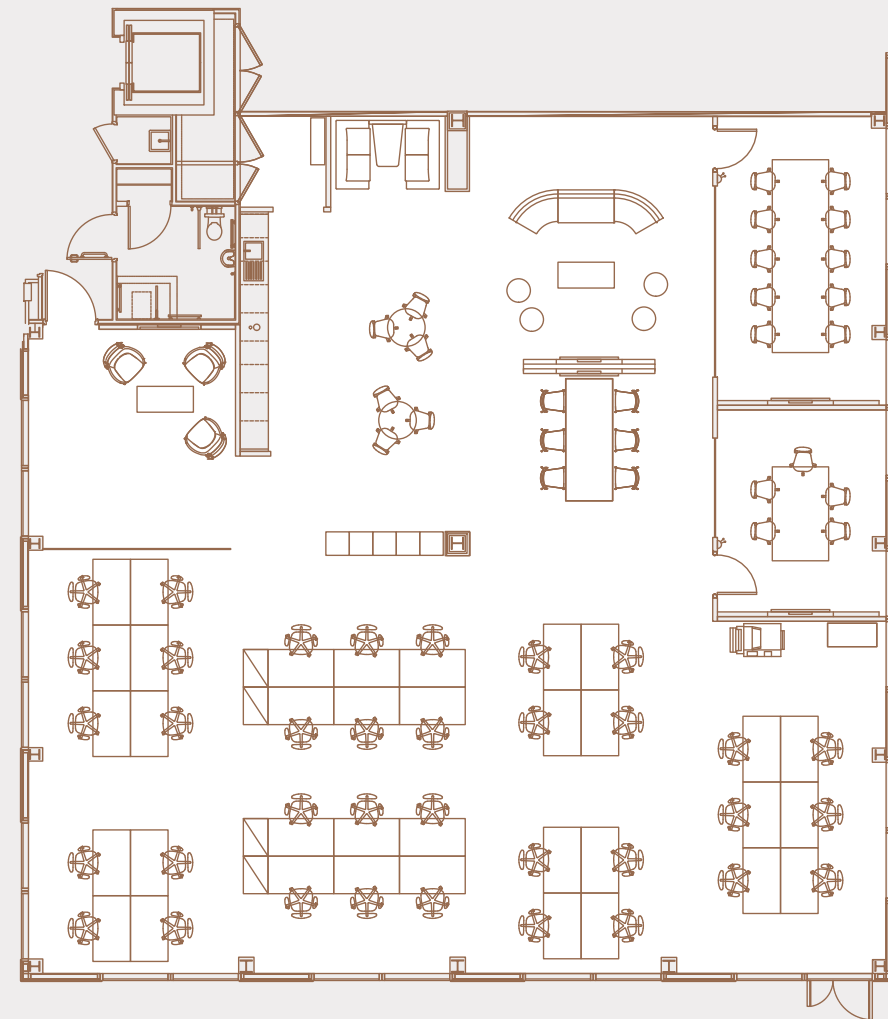
**GROUND FLOOR
AVAILABLE TO LET
3,428 SQ FT**







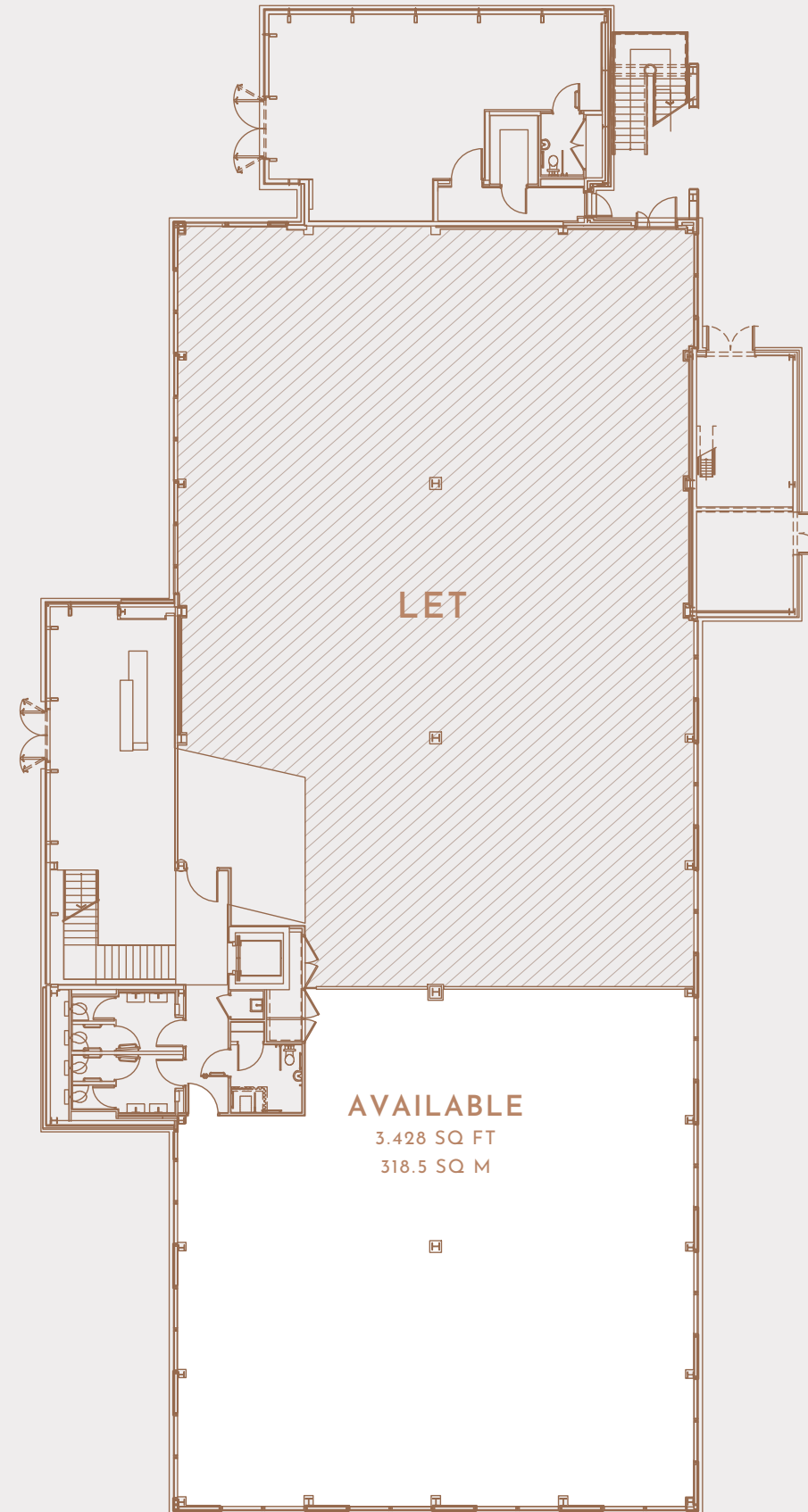
BUILDING 8 OFFERS STATE OF THE ART OFFICE SPACE, SET IN A LANDSCAPED ENVIRONMENT

BUILDING 8 GROUND FLOOR



GENERAL ARRANGEMENT PLAN

-  Available to Let
-  Let



- | | |
|---|----------------------------------|
| SPECIFICATIONS | GROUND FLOOR |
| • Displacement ventilation air conditioning | 3,428 sq ft
318.5 sq m |
| • Metal tiled suspended ceiling with LED lighting | |
| • Finished floor to ceiling heights 2700mm | TOTAL |
| • Two 8 person passenger lifts | 3,428 sq ft
318.5 sq m |
| • BREEAM 'Very Good' rating | |
| • 42 cycle spaces | |
| • CCTV and video entry systems | |
| • EPC rating - EPC C(73) | |
| • Parking Ratio 1:275 SQ FT | |



 Buildings 8 - Available to Let

FOUNDATION PARK OFFERS AN INSPIRING ARRAY OF ON-SITE AMENITIES AND WELLNESS INITIATIVES

Foundation park provides a dedicated shuttle bus that is run on sustainable plant oil to and from maidenhead town centre, throughout the day.



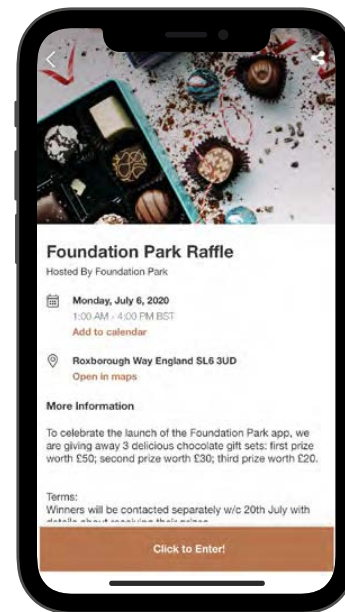
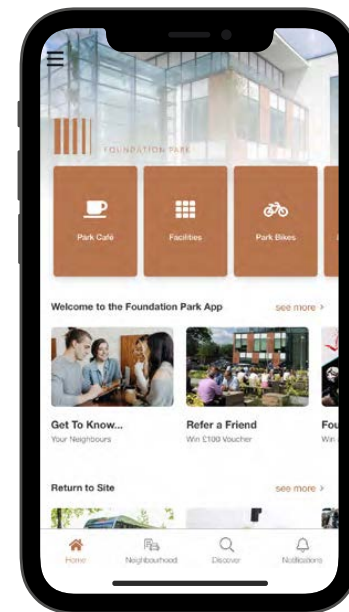
THE FOUNDATION PARK APP ENABLES OUR TENANTS TO UPGRADE THEIR BUILDING EXPERIENCE BY PROVIDING A DIGITAL HUB FOR THEIR PHYSICAL SPACES.

HEALTH

- Weekly yoga class and pilates classes by a qualified teacher
- Boxing and pilates classes
- Boot camps with a personal trainer
- Cycle/running routes outside of Foundation Park
- Table tennis tables
- Free Foundation Park bicycles for tenants to use at their leisure

CONVENIENCE

- Amazon lockers – staff can have goods delivered or returns collected safely and securely
- A dry cleaning company comes to the site twice a week to collect and deliver
- Special rates organised with several businesses in Marlow. EG: 15% off flowers, 20% off Pizza Express, 10% off Barroosh
- On-site gardener 5 days per week
- On-site security 24/7 and on site management team
- Car valet services
- The Foundation Park shuttle bus service runs from 7.30am–7pm between the park and Maidenhead town centre and train station



APP FEATURES

- Increased tenant collaboration
- Ability to book gym and fitness classes
- Live shuttle bus and train times
- Event diary
- Daily cafe updates and menus
- Park news
- Potential to have a door access system
- Reduce environmental waste: less plastic cards and paper



PARK DELI AT FOUNDATION PARK



Our on-site café offers hot and cold food, snacks & beverages, including sandwiches, jacket potatoes, daily specials, vegetarian dishes and a fresh salad bar

- Free WiFi
- Open daily 8:00am - 4:00pm
- Offering ample seating inside or on the landscaped terrace
- Summer initiatives include live music and street food trucks

FOUNDATION PARK OFFERS EXCELLENT LOCAL, NATIONAL AND INTERNATIONAL CONNECTIONS BY ROAD, RAIL AND AIR.

ELIZABETH LINE

The Elizabeth line provides a new east-west route across Greater London. Maidenhead will be a major station on the route strengthening its links across the national rail network.

Central London (Bond Street)

39 minutes

City of London (Liverpool Street)

46 minutes

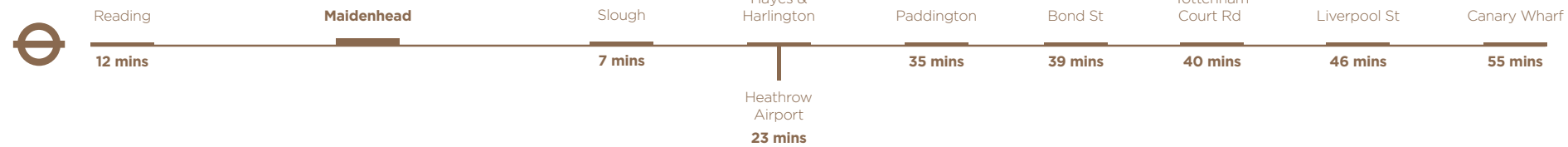
Canary Wharf

55 minutes

TRAIN TIMES FROM MAIDENHEAD:



ELIZABETH LINE TIMES FROM MAIDENHEAD:



FOUNDATION PARK SHUTTLE BUS

Foundation Park provides a dedicated shuttle bus that is run on sustainable plant oil which runs Monday to Friday, every 15 minutes at peak times.

The morning service starts at 07:30, lunchtime service starts at 11:52 and the last bus of the day is at 18:40.

Maidenhead station and town centre are 10 minutes away.

TRAIN

Maidenhead's mainline rail station provides a direct link to London Paddington and Reading.

Paddington Fast Train

30 minutes

Reading

16 minutes

CAR

Foundation Park is just two minutes drive off the A404(M) (J9B), which also provides direct access to the M4 (J8/9) in less than five minutes.

The Park is built for the future, and includes a set of electric car charging points.

Central London

40 minutes

M25

14 minutes

London Heathrow Airport

25 minutes

M4 motorway

5 minutes

M40 motorway

10 minutes

Central Maidenhead

8 minutes

Windsor

15 minutes

Marlow

12 minutes

LOCATION





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FOUNDATIONPARK.CO.UK

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February 2023