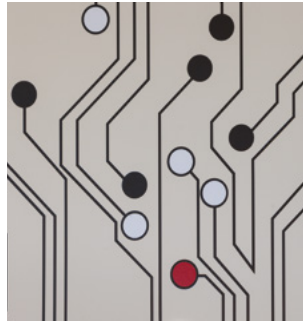


# BRAY HOUSE MAIDENHEAD



- HIGH QUALITY REFURBISHED OFFICE ACCOMMODATION ALL ON ONE FLOOR
- 10,000- 20,345 SQ FT TO LET
- EXCELLENT CAR PARKING, 110 SPACES (1:185 SQ FT)



## DESCRIPTION

Bray House, situated on Maidenhead Office Park, is a two storey office building set in a mature and landscaped business park environment. The building has recently been purchased and the new owner has undertaken a comprehensive refurbishment to the double height reception and WCs. The office accommodation has been comprehensively refurbished to a Grade A standard.

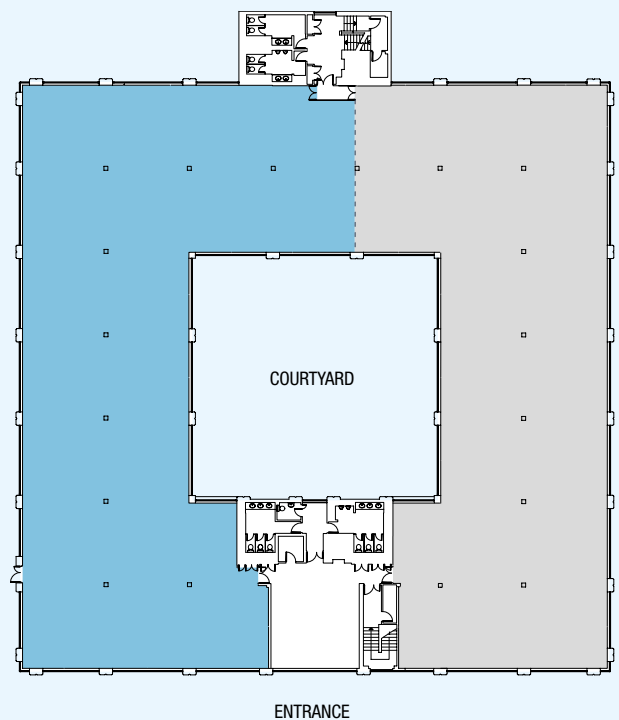
The available accommodation is on the first floor totalling 20,345 sq ft, arranged over a large uniform floorplate which is capable of being split from approximately 10,000 sq ft upwards. There is an open air courtyard within the centre of Bray House and the building has an excellent car parking ratio of 1 space per every 185 sq ft (110 spaces).



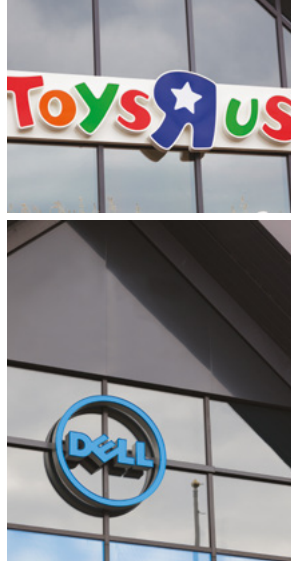
## FIRST FLOOR PLAN

20,345 SQ FT / 1,890.2 SQ M

--- Potential Split



Not to scale. For indicative purpose only.



## LOCAL AREA

- 1 Maidenhead town centre
- 2 Maidenhead rail station / Crossrail station
- 3 A404 (M)
- 4 Westacott Way
- 5 110 car parking spaces
- 6 Tennis courts
- 7 Lake

## LOCAL OCCUPIERS

- 1 Dell
- 2 Genband
- 3 Covance
- 4 Toys R Us



## SPECIFICATION

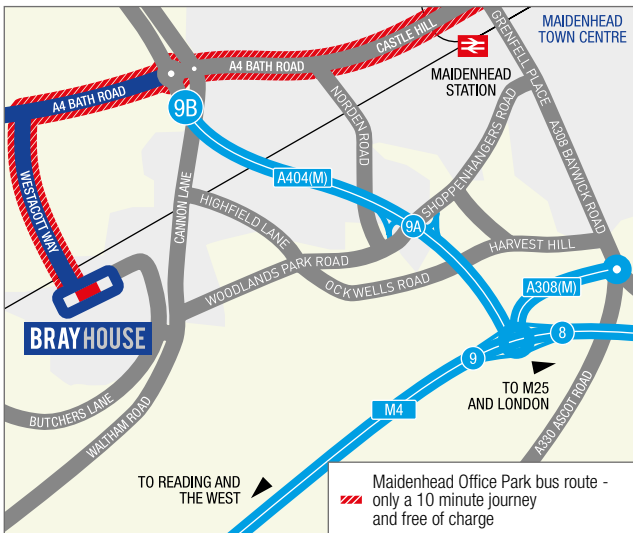
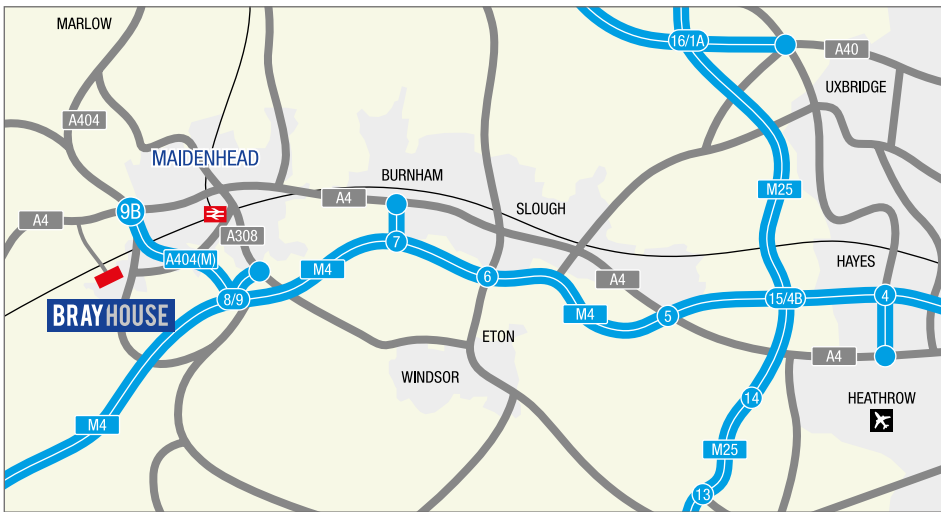
- / Newly refurbished reception
- / Newly refurbished accommodation
- / Four pipe fan coil air-conditioning
- / New suspended ceilings
- / New LG7 compliant lighting
- / Full access raised floor
- / Passenger lift
- / Newly refurbished male, female and disabled WCs
- / Excellent on-site car parking provision, 110 car parking spaces available for the first floor at a ratio of 1:185 sq ft
- / EPC rating of D (96)

# CONNECTIVITY



Times travelling from Maidenhead rail station  
Source: National Rail

Distances from Bray House  
Source: AA Route Planner



## LOCATION

Bray House is situated on Maidenhead Office Park off Westacott Way, approximately 3.5 miles from Maidenhead town centre. Maidenhead rail station, the western start of Crossrail which will provide direct access to Central London, is in the town centre and has an approximate journey time to London Paddington of 27 minutes.

There is a dedicated bus service solely for the use of the business park employees during peak times, offering a direct service from Maidenhead Office Park to Maidenhead town centre and rail station.

## VIEWING

Strictly by appointment through the joint sole letting agents:

33 Margaret Street  
London  
W1G 0JD  
savills.co.uk savills  
020 7499 8644

**Andrew Willcock**  
E. awillcock@savills.com  
T. 020 7409 8866

**Olivia Wood**  
E. owood@savills.com  
T. 020 7409 8038

## TERMS

By way of a new lease direct from the Landlord.

bray fox smith  
brayfoxsmith.com  
020 7629 5456

**Toby Lumsden**  
E. tobylumsden@brayfoxsmith.com  
T. 020 7182 2491

**Simon Knight**  
E. simonknight@brayfoxsmith.com  
T. 020 7629 5456

Savills and CBRE gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. Any areas, measurements or distances referred to herein are approximate only. 5. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 6. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2020.