

THE PEARCE BUILDING

MAIDENHEAD SL6 1RL

THE PEARCE BUILDING

TO LET
6TH FLOOR 6,336 SQ FT

PLUG AND PLAY SPACE

HIGHLY SPECIFIED ACCOMMODATION

TOWN CENTRE LOCATION



SPECIFICATION



OCCUPATIONAL DENSITY OF 1:8m²



RAISED ACCESS FLOORS



7 CAR PARKING SPACES



PLUG AND PLAY



AIR CONDITIONING



THREE 13 PERSON LIFTS



27 BICYCLE PARKING SPACES



EPCA



FULLY ACCESSIBLE METAL TILE SUSPENDED CEILINGS



LG7 COMPATIBLE LIGHTING WITH DAYLIGHT DIMMING

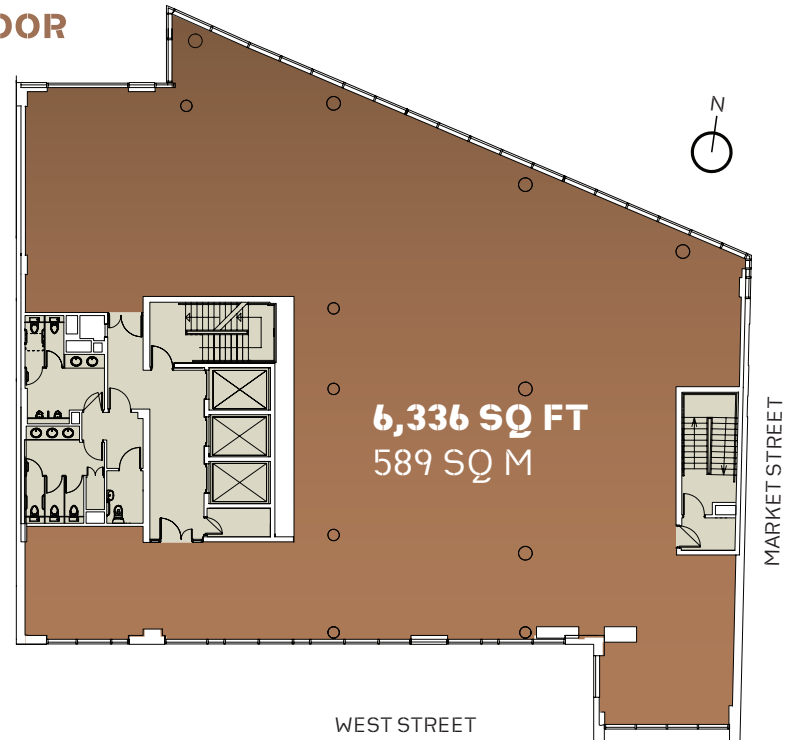


SHOWERS, WITH CHANGING AND LOCKER FACILITIES



BREEAM 'EXCELLENT'

6TH FLOOR



LOCATION

THE PEARCE BUILDING IS LOCATED IN MAIDENHEAD TOWN CENTRE. IT BENEFITS FROM DIRECT ACCESS TO JUNCTION 8/9 OF THE M4 WITHIN 10 MINUTES.

MAIDENHEAD TRAIN STATION PROVIDES ACCESS TO LONDON PADDINGTON WITHIN 37 MINUTES, HEATHROW IN 26 MINUTES AND READING IN 12 MINUTES.

MAIDENHEAD IS ON THE ELIZABETH LINE (CROSSRAIL) ROUTE WHICH WILL ONLY HELP TO IMPROVE CONNECTIVITY GOING FORWARD.

CLOSE BY IS A SAINSBURY'S SUPERSTORE WITH A CAR PARK OFFERING 1,280 PAY & DISPLAY OR SEASONAL SPACES.

MAIDENHEAD

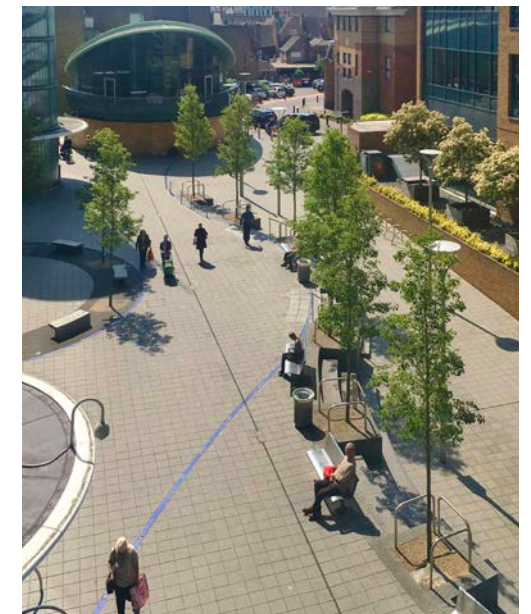
MAIDENHEAD IS A THAMES-SIDE TOWN AND HAS ONE OF THE MOST ATTRACTIVE ENVIRONMENTS IN THE THAMES VALLEY, WITH SOME OF THE UK'S FOREMOST RESTAURANTS INCLUDING THE FAT DUCK AND THE WATERSIDE INN.

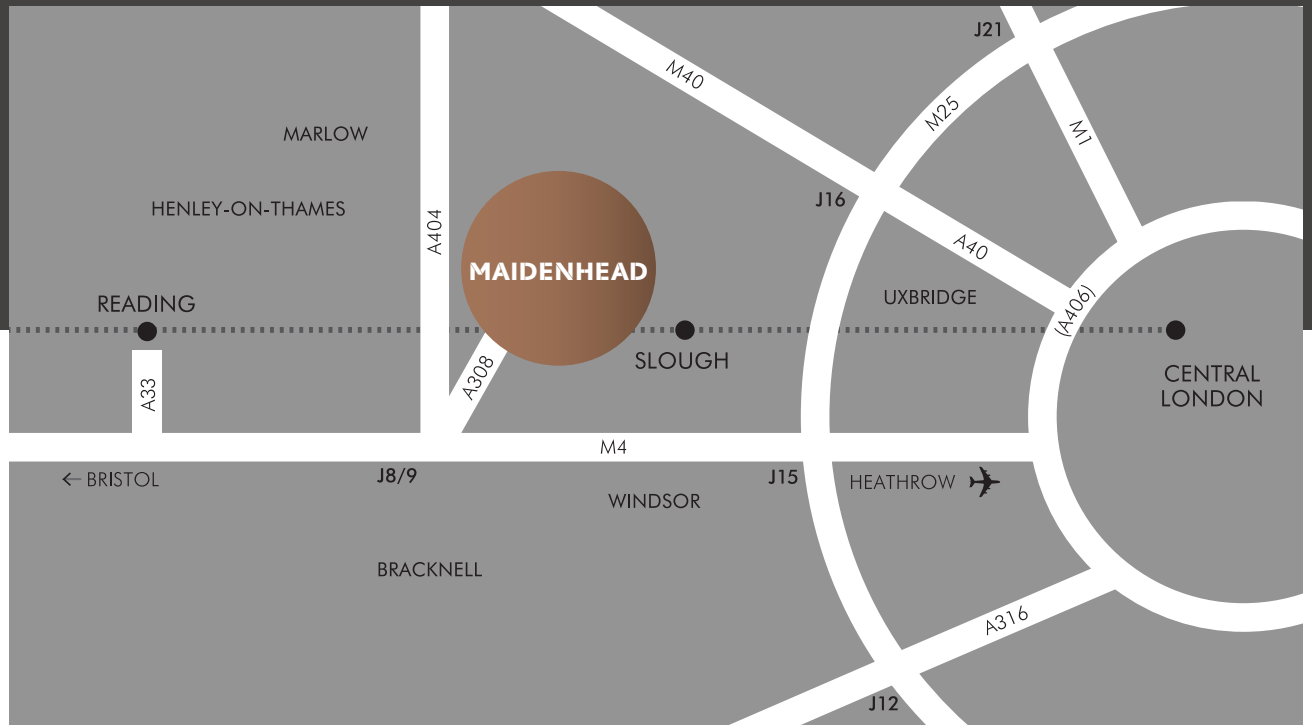
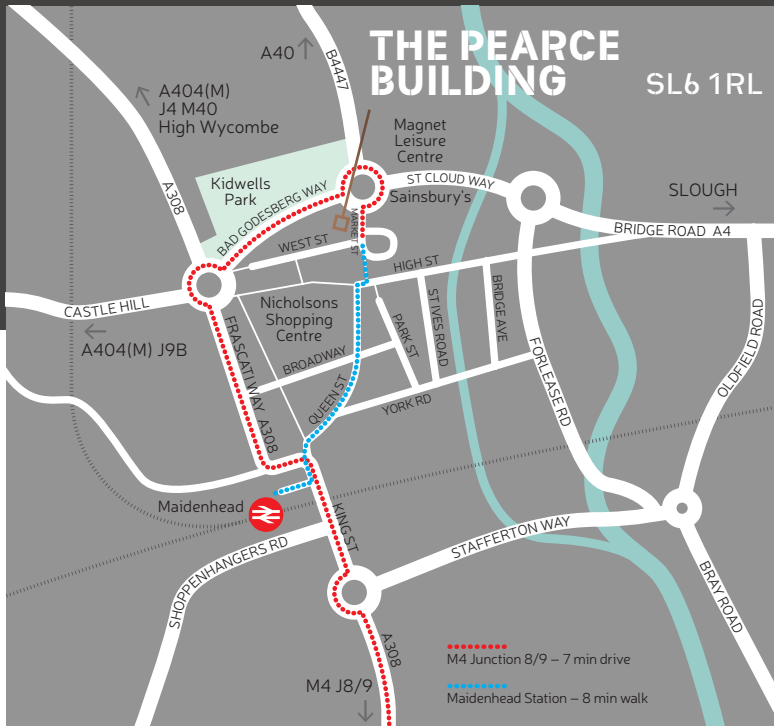
THE TOWN CENTRE OFFERS A RANGE OF LEISURE AND RETAIL AMENITIES, INCLUDING A DAVID LLOYD LEISURE CENTRE AND NICHOLSONS SHOPPING CENTRE.

AMENITIES ARE SET TO BE FURTHER ENHANCED WITH THE IMMINENT REDEVELOPMENT OF THE KING STREET / QUEEN STREET AREA.



A LEADING THAMES VALLEY OFFICE CENTRE





ROAD

M4 (junction 8/9)	2 miles
M40 (junction 4)	8 miles
M25 (junction 15)	10 miles
Central London	25 miles

RAIL (at fastest)

Reading (GWR)	15 mins
London Paddington (GWR)	28 mins
Heathrow Airport	32 mins

AIR

Heathrow Airport	15 miles
Luton Airport	42 miles
Gatwick Airport	50 miles



COREP
Complete Occupier Real Estate Partners

Sean Cleaver
seanc@co-rep.co.uk
07748 963378

Lauryn Jones
laurynj@co-rep.com
01494 216720

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