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UP TO 44,500 SQ FT PRIME WORKSPACE  
AVAILABLE Q3 2024

core

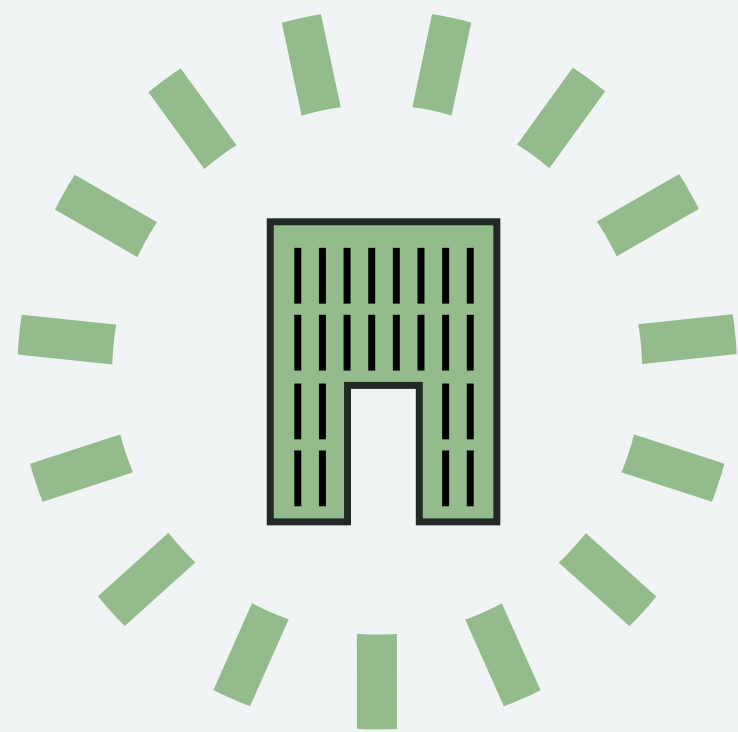
MAIDENHEAD | SL6 4AY

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# Straight to the Core

At Core Maidenhead we understand modern businesses need to provide an outstanding working environment.

The building is undergoing a comprehensive refurbishment to deliver up to 44,577 sq ft of flexible office space with best-in-class amenities to create the perfect balance between work and life.



Exciting new  
HQ opportunity or  
flexible single floors



# Inner Core

We know that people are the engine of any business. Beyond our welcoming reception we provide a range of on-site amenities and spaces that create an environment to support and nurture your team's well-being.

At the same time, we're also investing to ensure the delivery of a highly sustainable building.



Double height reception CGI

Communal areas designed by Harriet Sale Interiors create the perfect balance between work and play.





Business lounge & coffee station CGI

Overview



Ground floor business lounge plan



- Reception / business lounge
- Terrace
- 12 person boardroom
- Town hall / auditorium
- Core

Floorplans not to scale.  
For indicative purposes only.



core

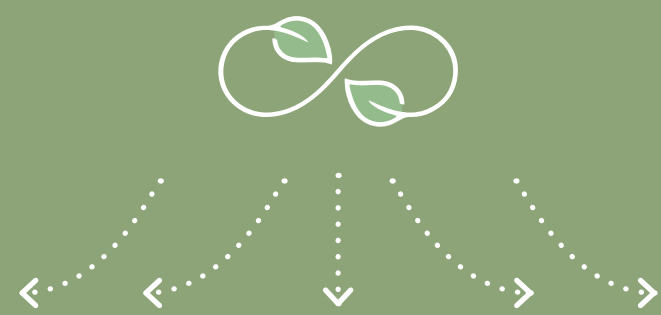
Core's spacious 100 person auditorium provides the perfect space to bring employees or clients together for events, town hall meetings and presentations.

# Core values with a focus on wellbeing and sustainability

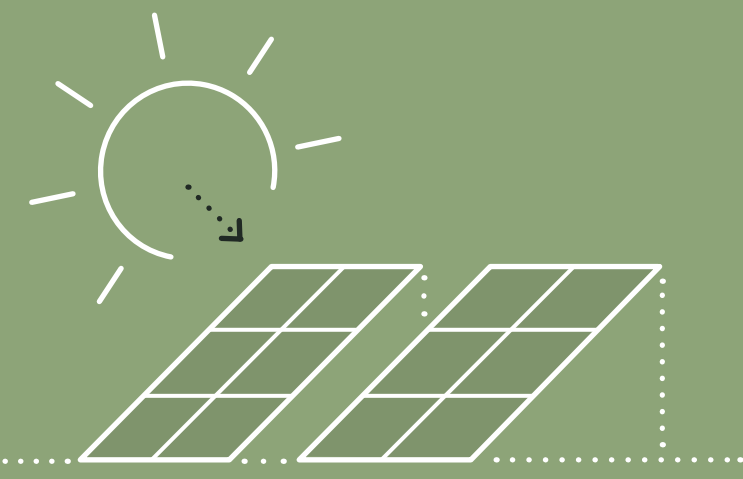


EV charging points

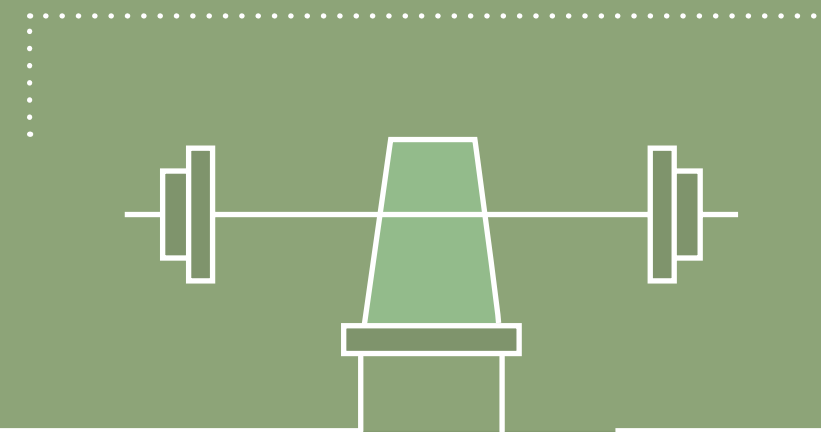
Bicycle storage



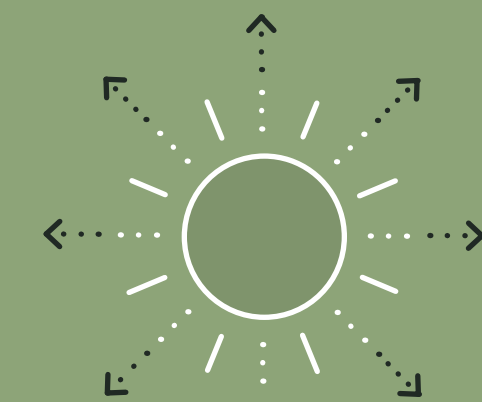
Outdoor naturally ventilated spaces



PV panels on the roof



Get active at the on-site gym



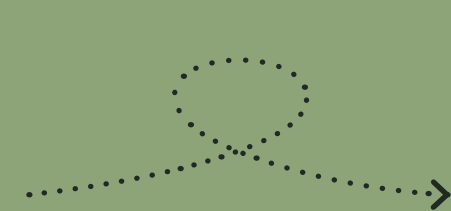
Excellent natural light throughout



Communal garden / outdoor kitchen



Green landscaped environment



100% electric building



Targeting EPC A rating



Targeting BREEAM 'Excellent'



The on-site CoreFit gym offers the perfect space to recharge with state-of-the-art equipment and fitness classes.

Relax and take five on our serene ground floor terrace with outdoor kitchen – it's also the perfect space for events.



The Space



Outdoor kitchen



Seating area with canopy



Bi-fold patio doors



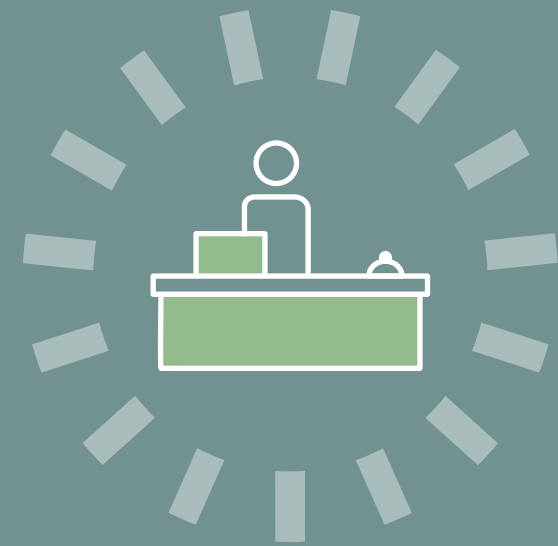
# Core specification

Flexible light-filled workspace from 3,100 – 44,577 sq ft arranged over the ground, first and second floors.

The space offers a blank canvas that can be tailored to suit your business needs, with a range of finish options.

Available as a HQ opportunity or on a floor-by-floor basis to suit a range of occupiers.

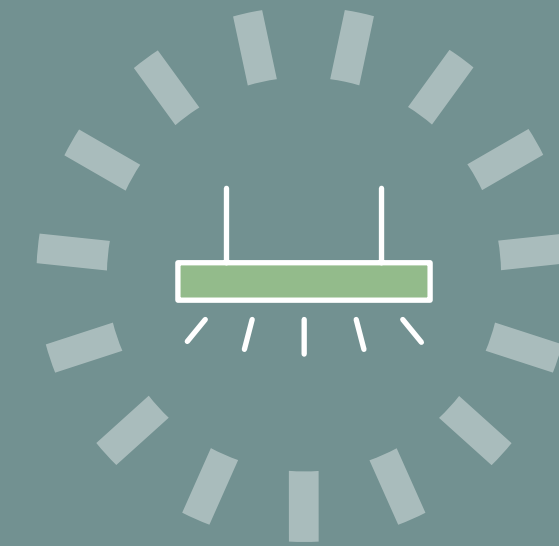
## Summary specification



Double height reception & business lounge



Ultra fast fibre connectivity



New LED lighting and M&E



Car parking ratio of 1:327 sq ft



2x passenger lifts



Bicycle storage



Shower facilities



Raised access floor




Exposed Services on the ground floor and a range of finish options on the upper floors



Excellent external branding opportunity

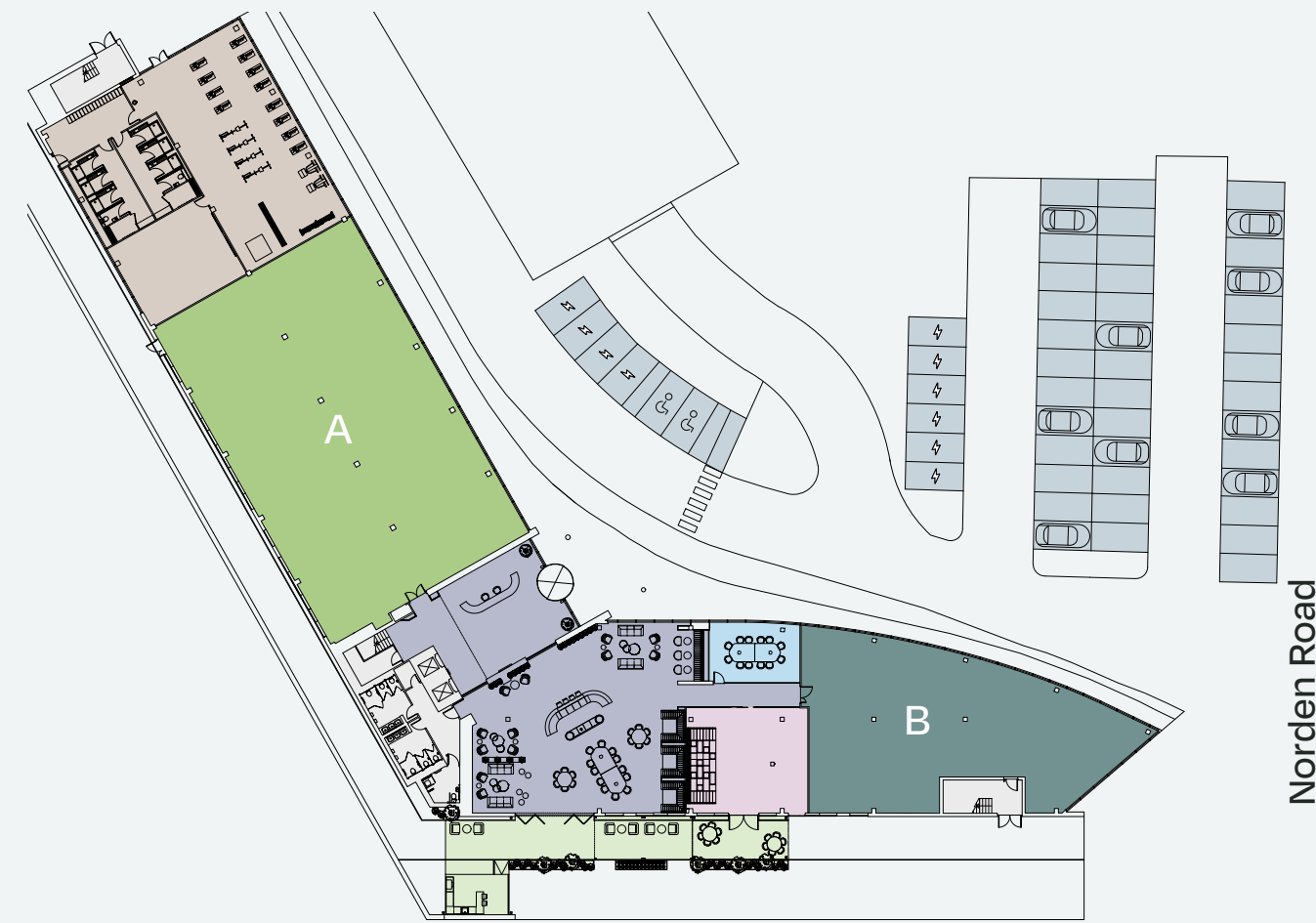
# Accommodation

Floor	Demise	Sq Ft	Sq M
Second		18,312	1,702
First	A	9,697	902
	B	7,408	688
	A	5,998	557
	B	3,162	294
Ground	Business lounge & auditorium	4,284	398
	Gym	3,712	345
	Reception	1,067	99
<b>Total office</b>		<b>44,577</b>	<b>4,141</b>

 Floorplans not to scale.  
For indicative purposes only.

## Ground floor plan

A - 5,998 sq ft | 557 sq m  
B - 3,162 sq ft | 294 sq m

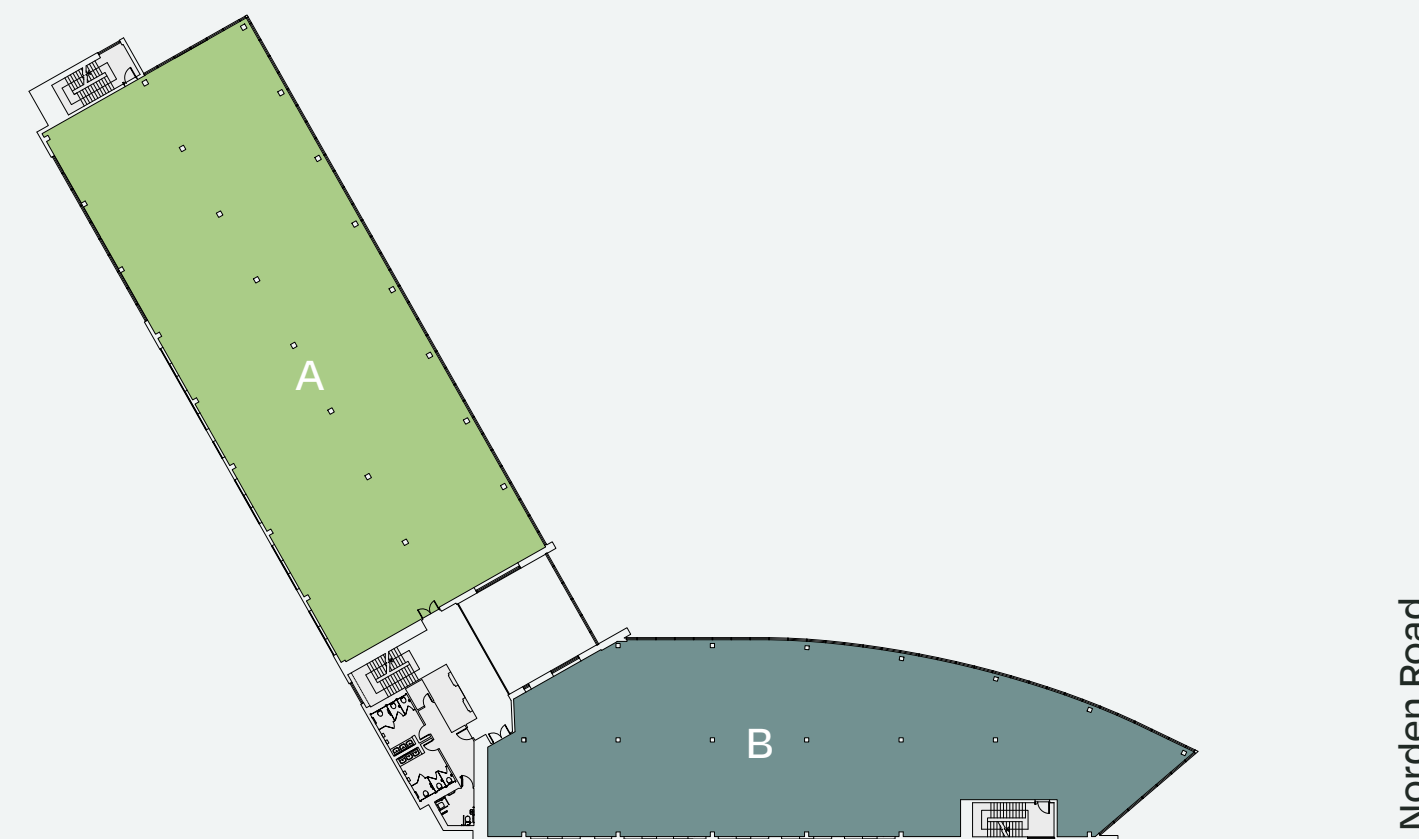


## Key

- Office A
- Terrace
- Office B
- 12 person boardroom
- Reception / business lounge
- Town hall / auditorium
- 52 x car parking spaces
- Core
- Gym

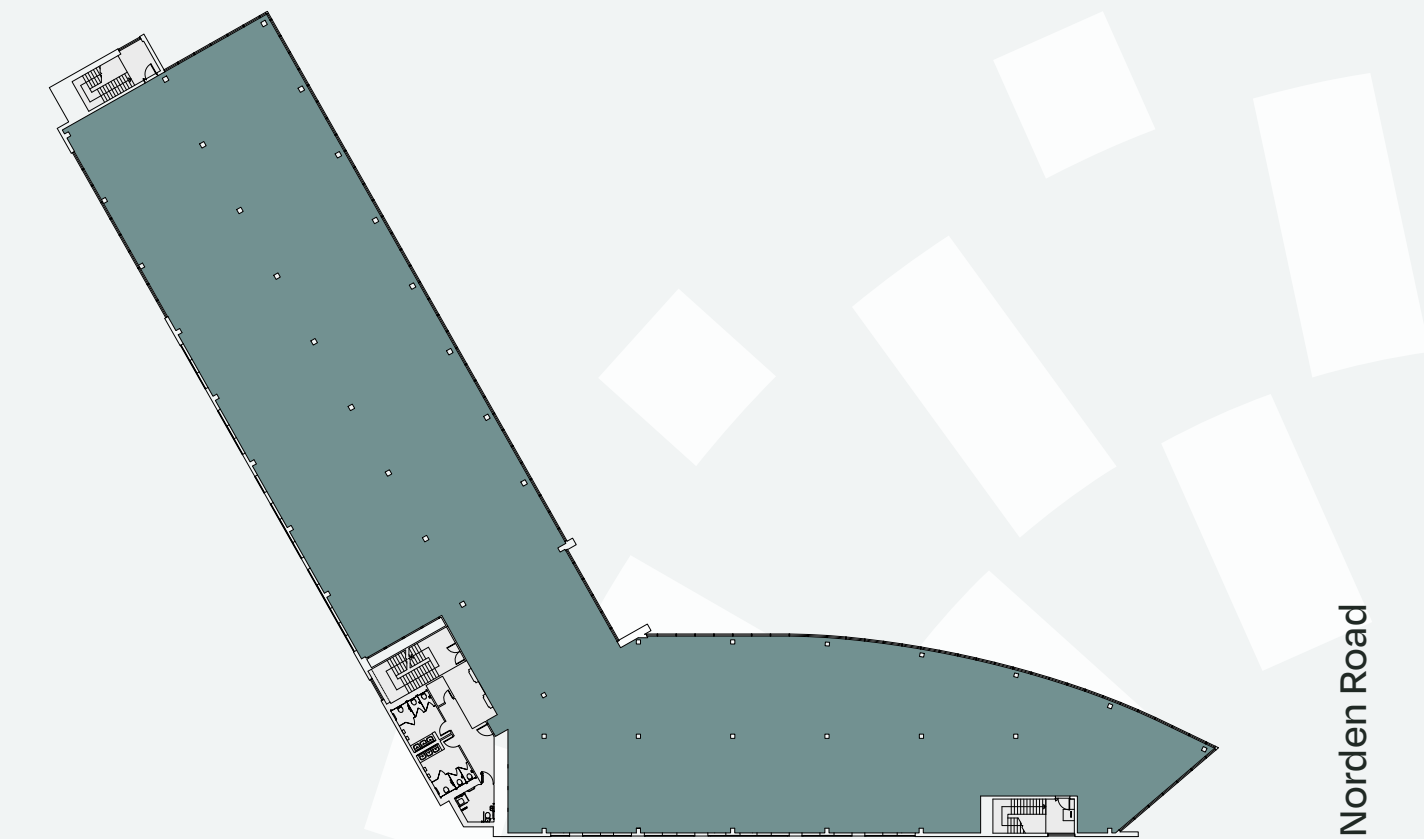
## First floor plan

A - 9,697 sq ft | 902 sq m  
B - 7408 sq ft | 688 sq m



## Second floor plan

18,312 sq ft | 1,702 sq m



# Core space

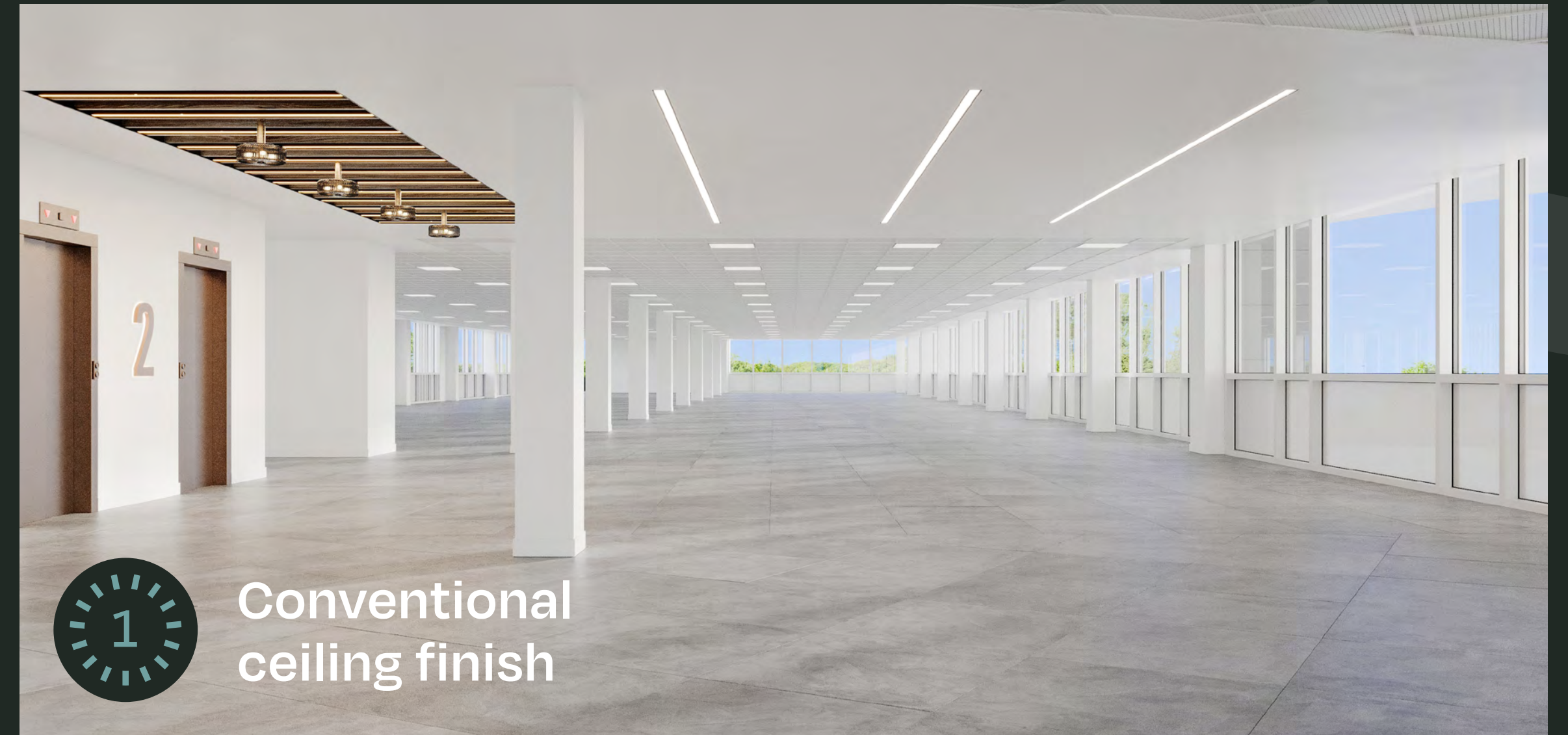
At Core Maidenhead we can provide occupiers with a ceiling finish of their choice.



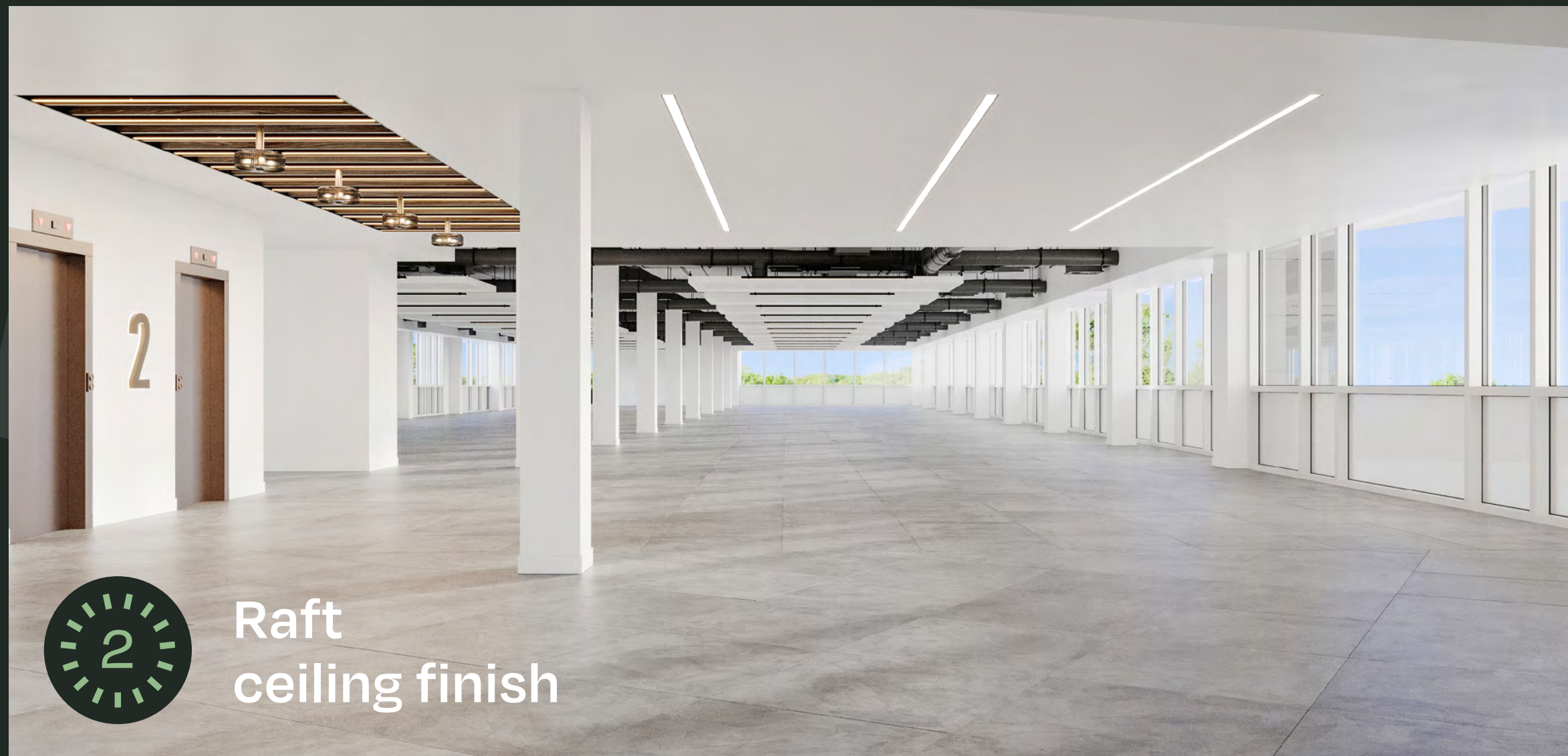
Occupiers choice of ceiling design finish



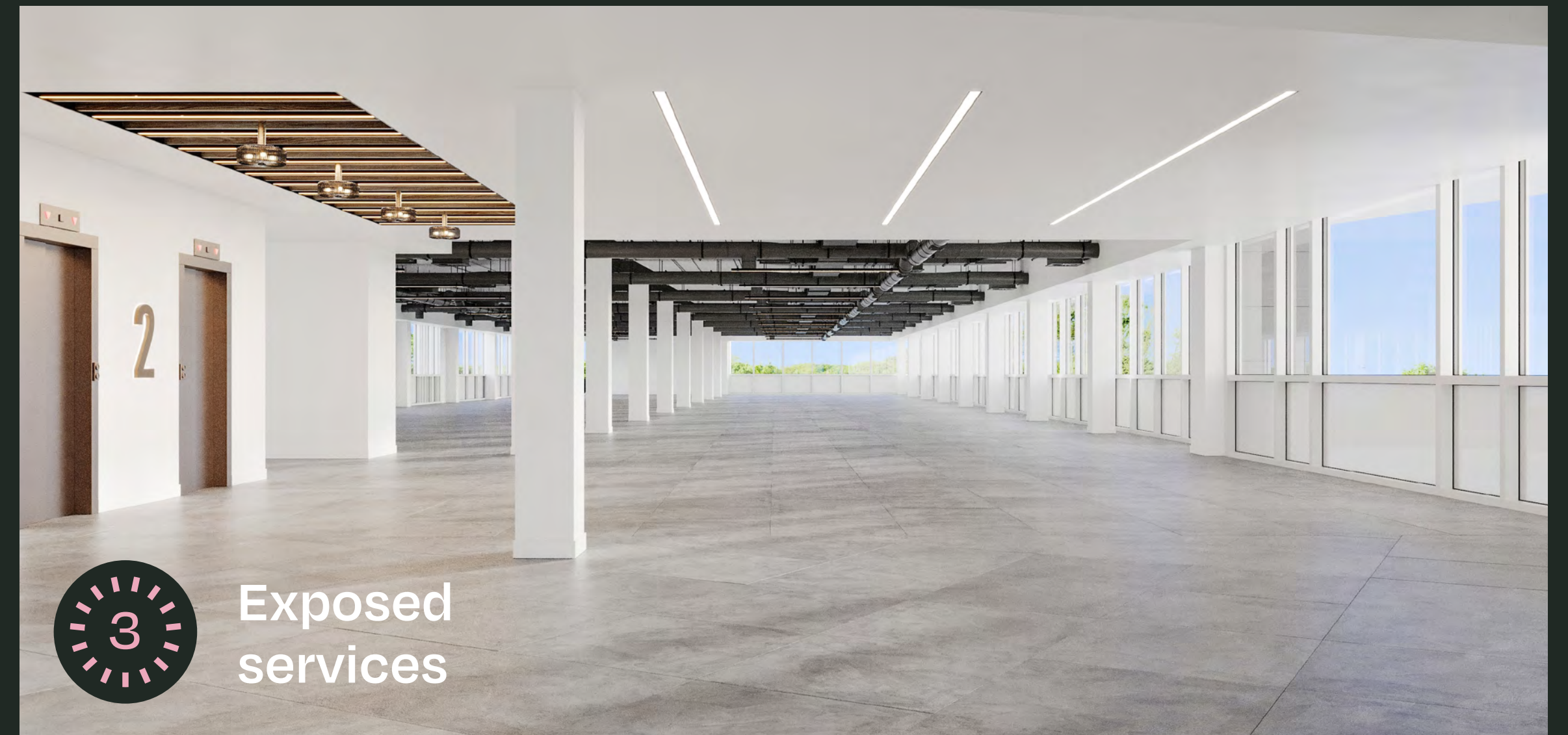
3 x ceiling designs to choose from



Conventional ceiling finish



Raft ceiling finish



Exposed services

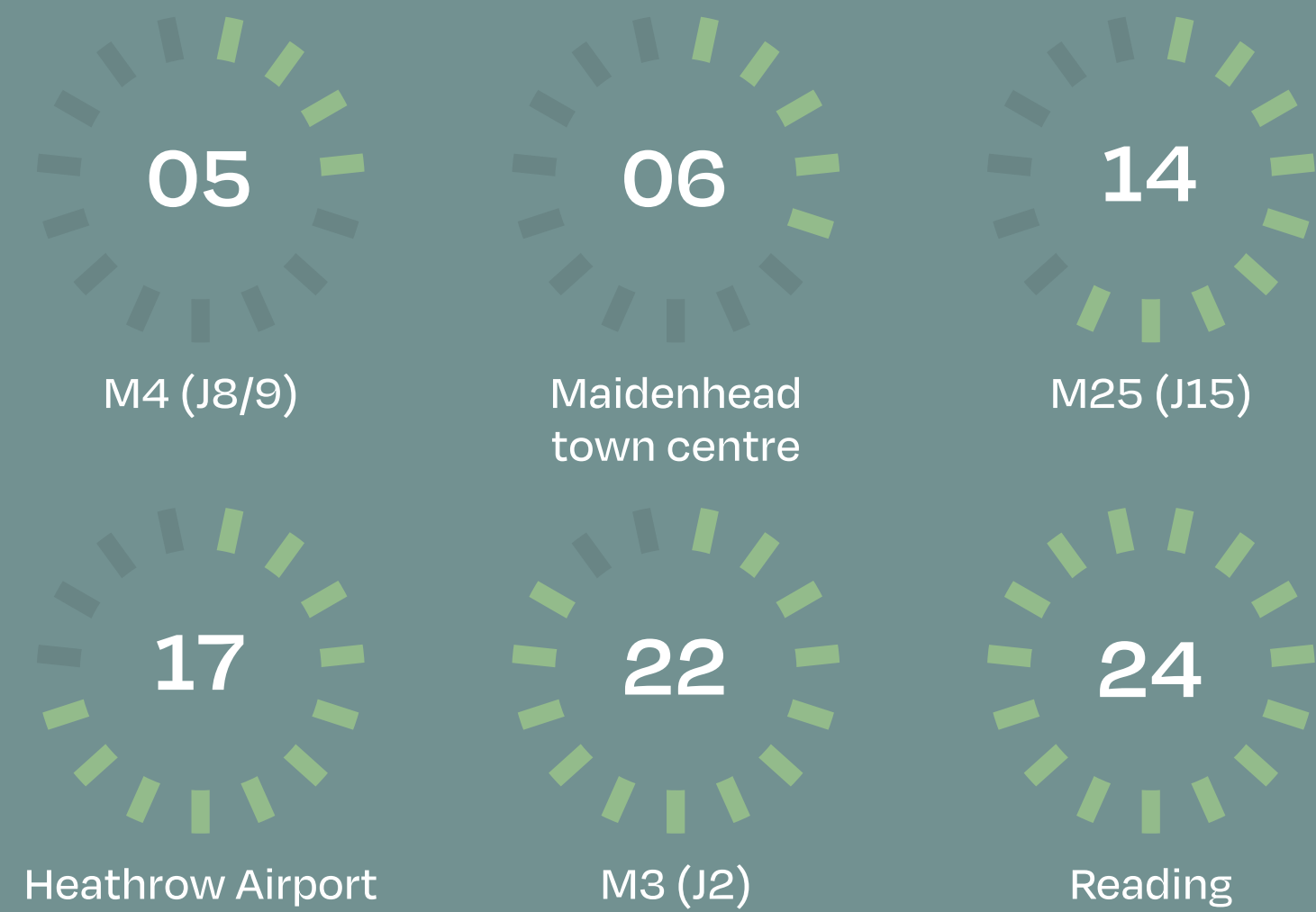
The Location

# Core connect

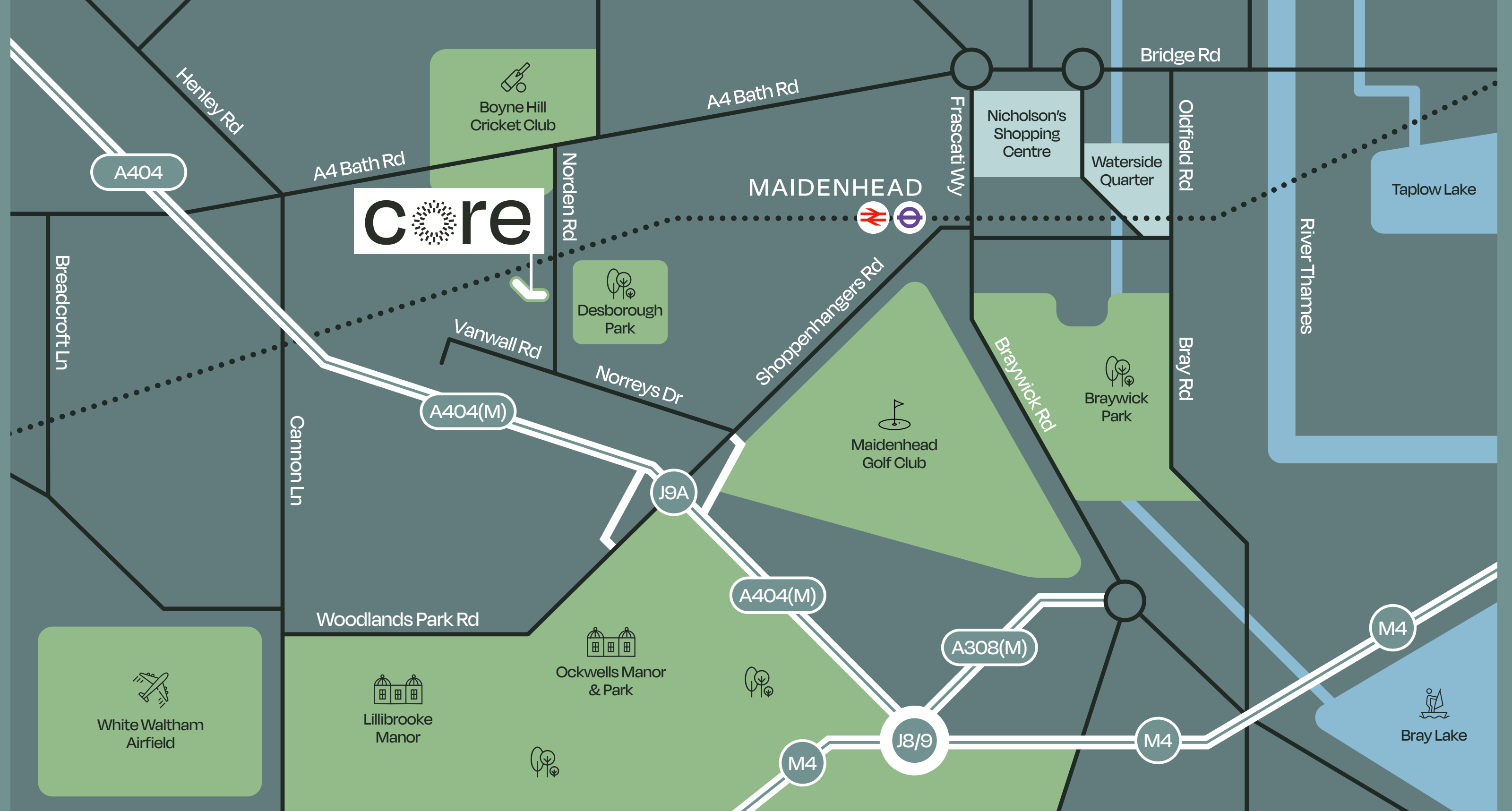
Core is conveniently located just minutes from the M4, with the Elizabeth Line at Maidenhead station offering direct rail services to Reading and Central London.

Due to its strategic position, Maidenhead continues to attract major corporates and world leading innovators.

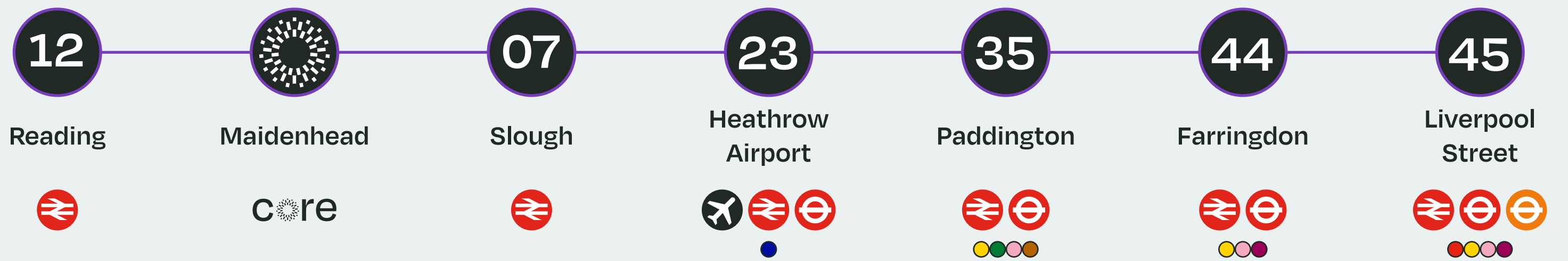
## Drive times



Drive times in minutes from Core Maidenhead.



## Elizabeth Line



Elizabeth Line journey times in minutes from Maidenhead Station.

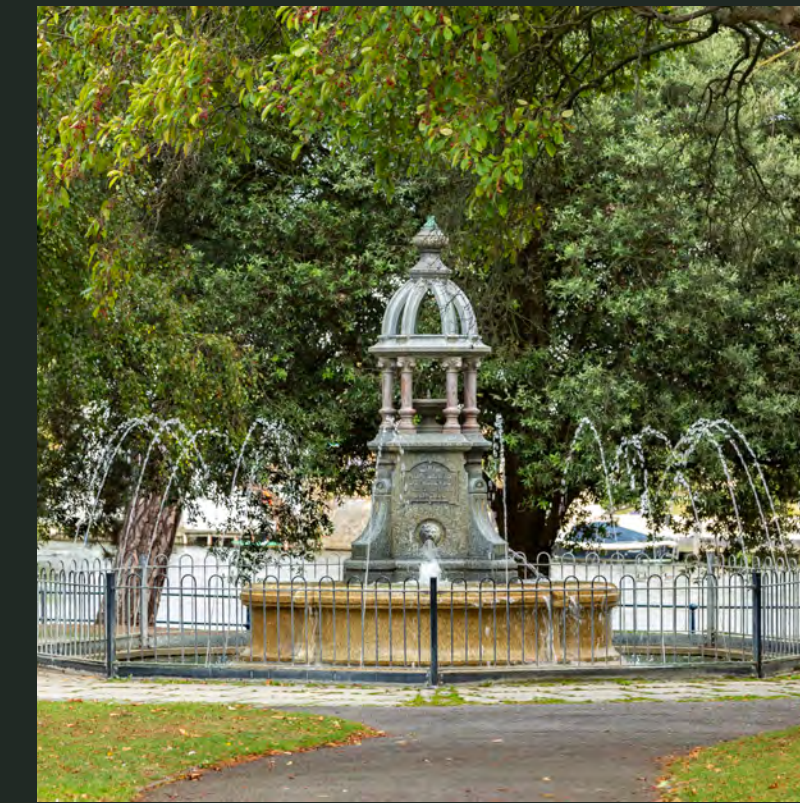
# Core location



## L'Or Café

Conveniently located next door to Core, L'Or Café offers delicious coffee and snacks to eat in or take away.

L'Or cafe provides own house blend of coffee from local coffee house Flying Bean cafe and Douwe Egberts.



## Maidenhead Riverside

The serene environment of Maidenhead Riverside is home to top quality restaurants such as The Boathouse at Boulter's Lock, as well as tranquil green spaces and much more.

## David Lloyd Clubs

David Lloyd Clubs provide the perfect spaces to get active – with a gym and swimming pool, as well as spa and sauna facilities to help you relax and de-stress post workout.



## Maidenhead Town Centre

Maidenhead's town centre offers a plethora of amenities including bars, restaurants and cafés.

Nicholsons Shopping Centre is Maidenhead's prime retail destination.



## Local occupiers

Biogen  Abbott

 RWS  abbvie

  dynatrace

SEIKO  SAP

LEXMARK™  D·E

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## Further Information

### Terms

Upon application.

### Viewings

Strictly through the joint letting agents:

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## COREMAIDENHEAD.CO.UK

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2024.

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