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

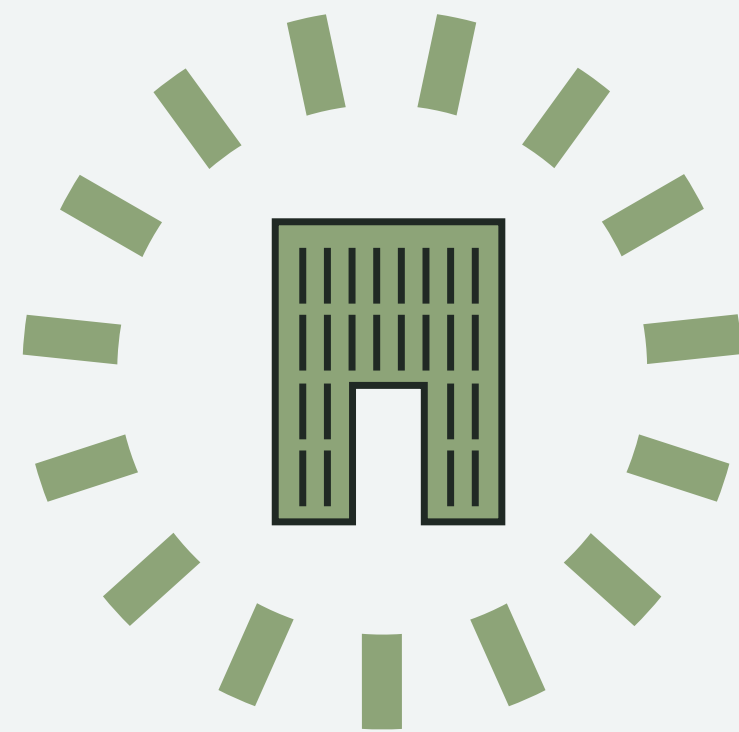
core

MAIDENHEAD | SL6 4AY

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

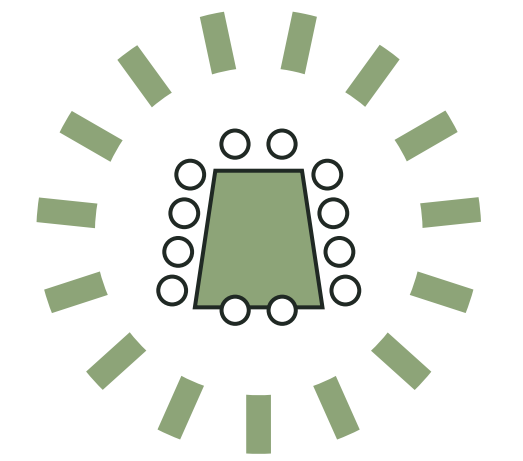
Overview



Coffee station



Business lounge



12 person boardroom

Ground floor business lounge plan



● Reception / business lounge

● Town hall / auditorium

● Terrace

● Core

● 12 person boardroom

Floorplans not to scale.
For indicative purposes only.



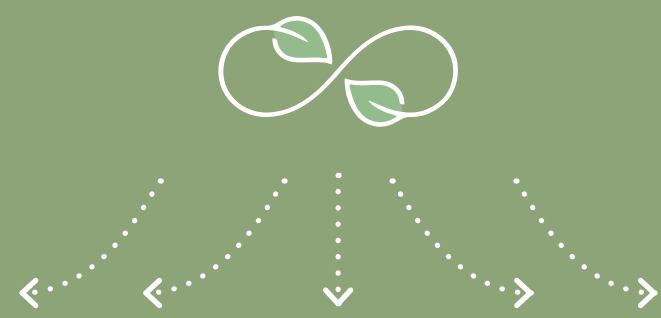
Core's spacious 100 person auditorium provides the perfect space to bring employees or clients together for events, town hall meetings and presentations.

Core values with a focus on wellbeing and sustainability

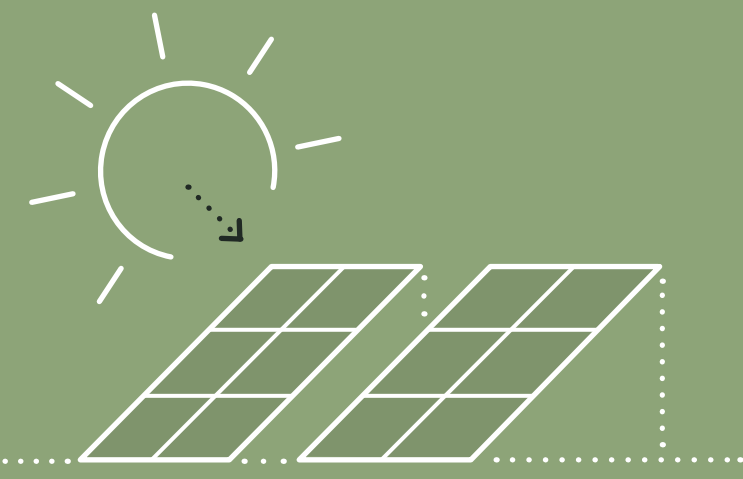


EV charging points

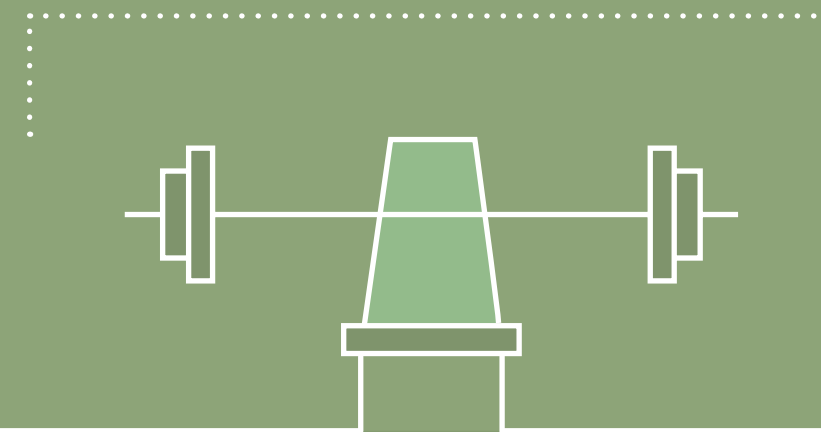
Bicycle storage



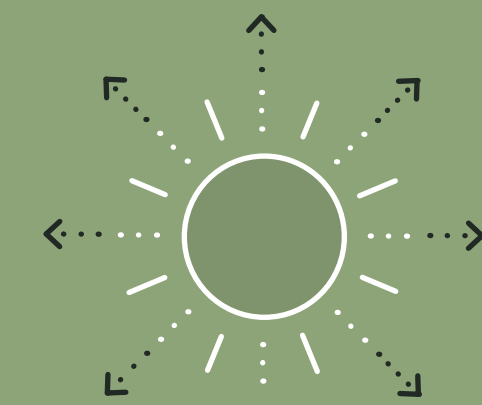
Outdoor naturally ventilated spaces



PV panels on the roof



Get active at the on-site gym



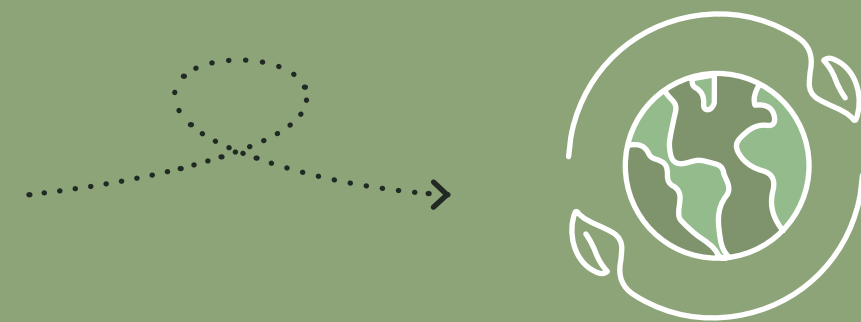
Excellent natural light throughout



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



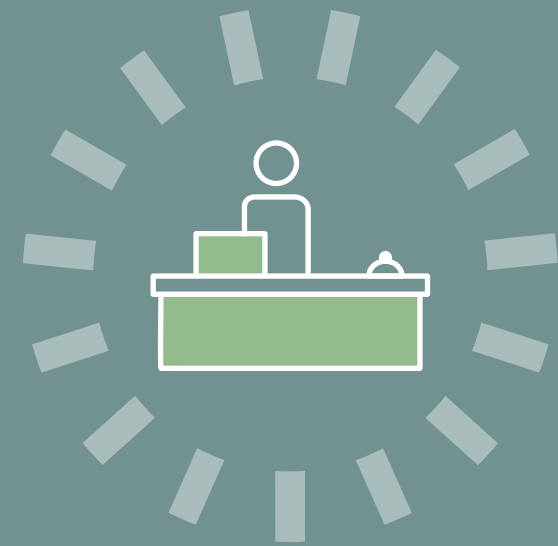
Core specification

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.

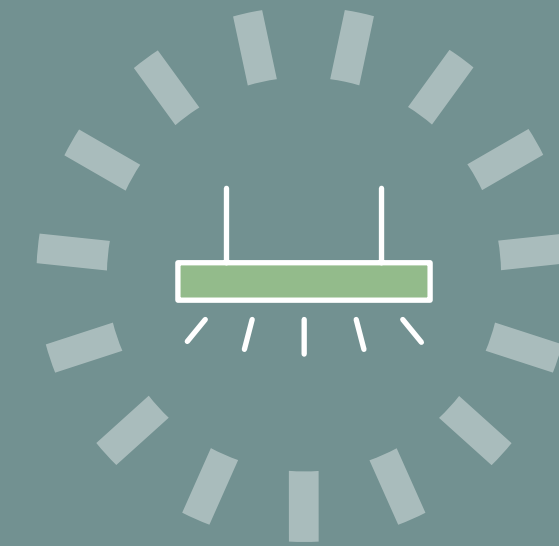
Summary specification



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

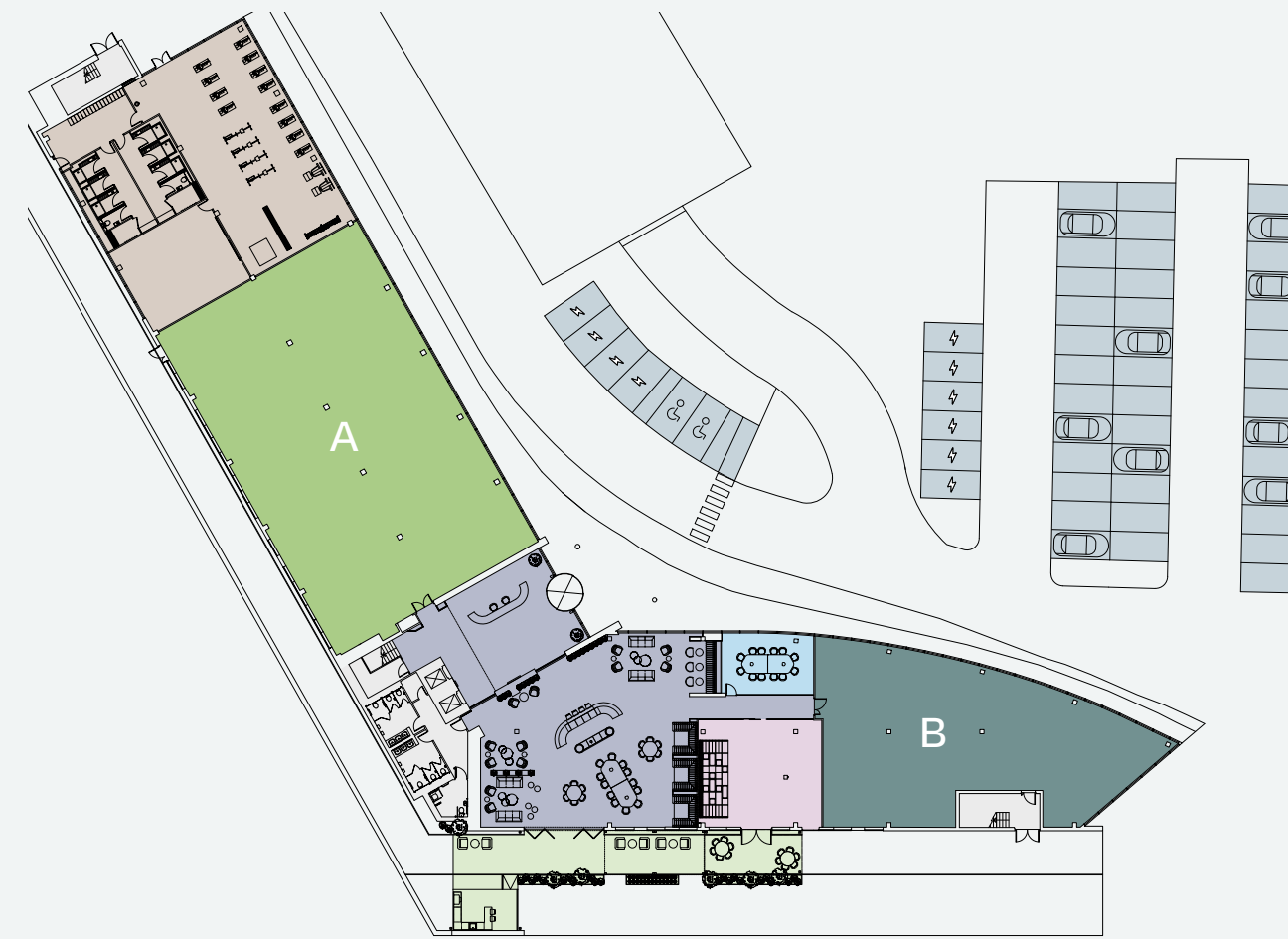
Accommodation

| 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 |
| Total office | | 44,577 | 4,141 |

N
 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

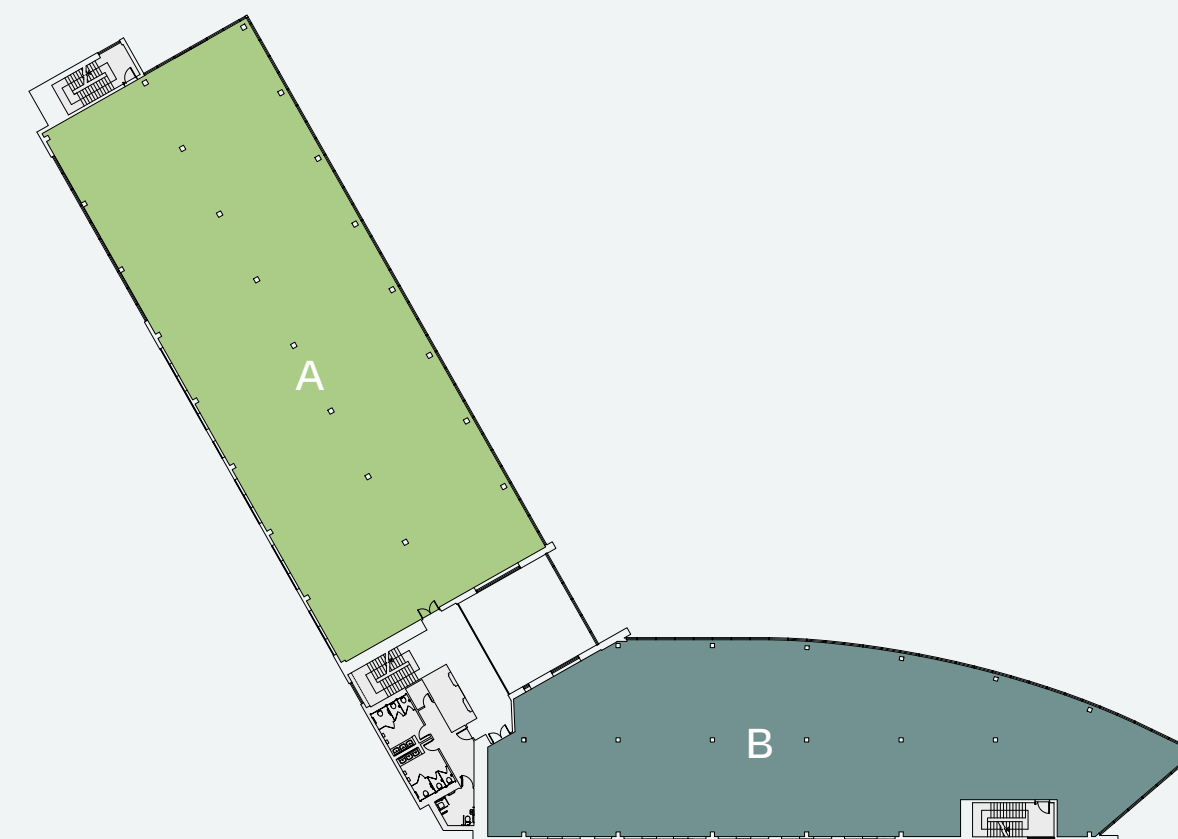


Key

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

First floor plan

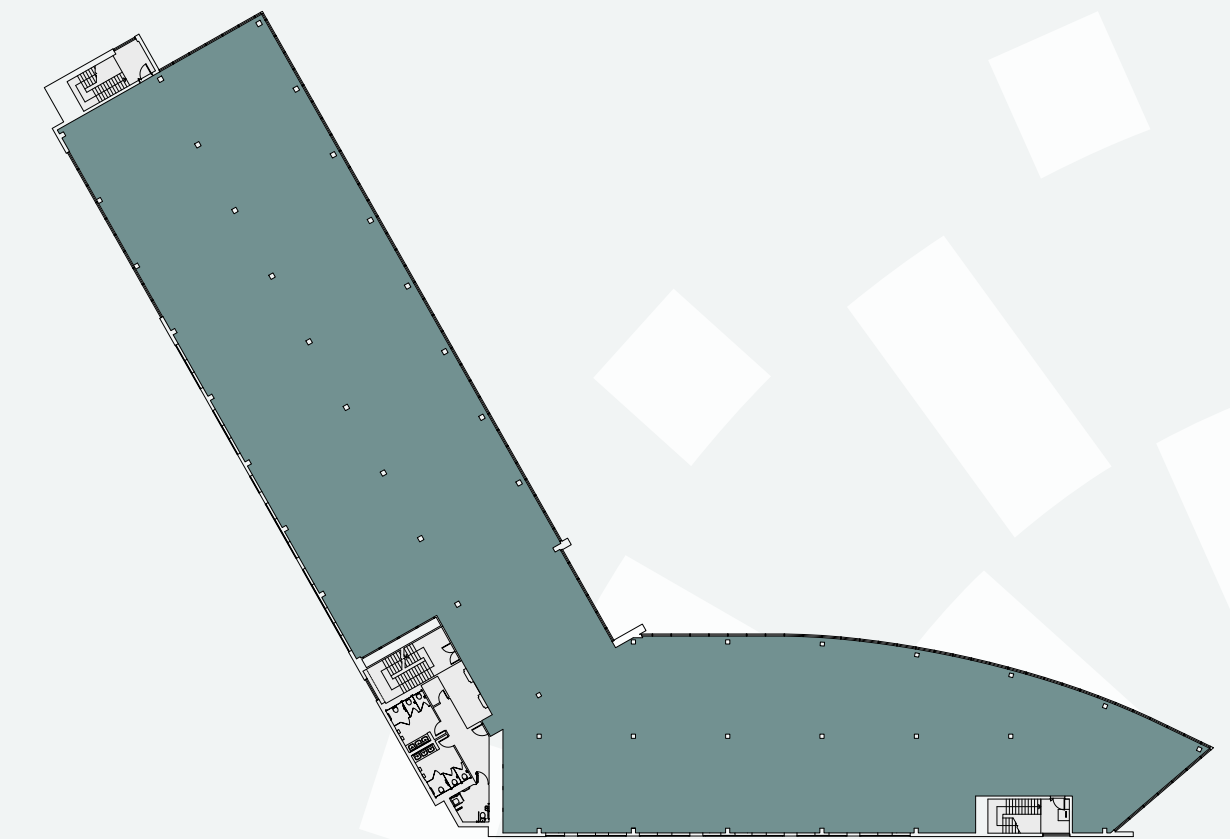
A - 9,697 sq ft | 902 sq m
 B - 7,408 sq ft | 688 sq m



Norden Road

Second floor plan

18,312 sq ft | 1,702 sq m



Norden Road

Core space

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



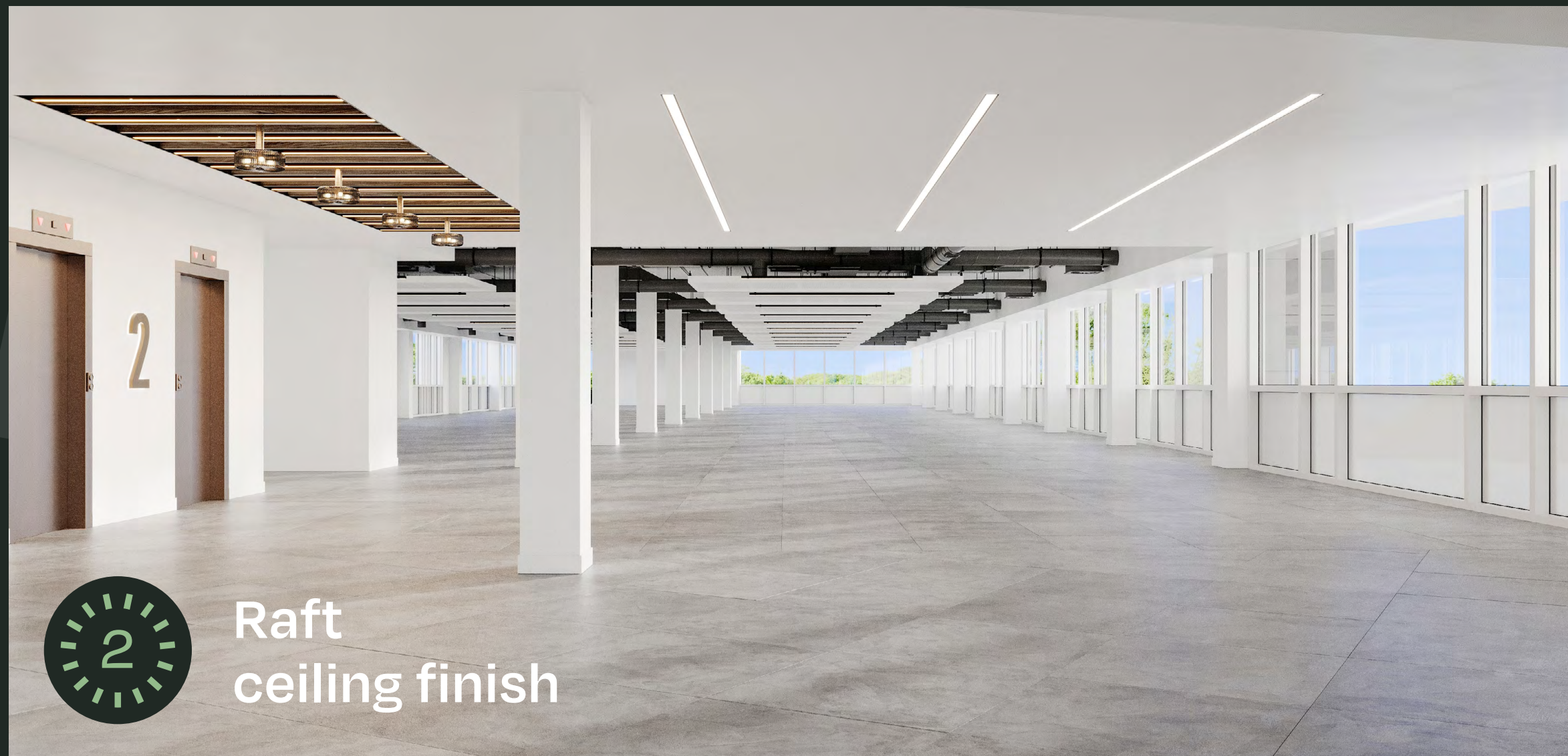
Occupiers choice of ceiling design finish



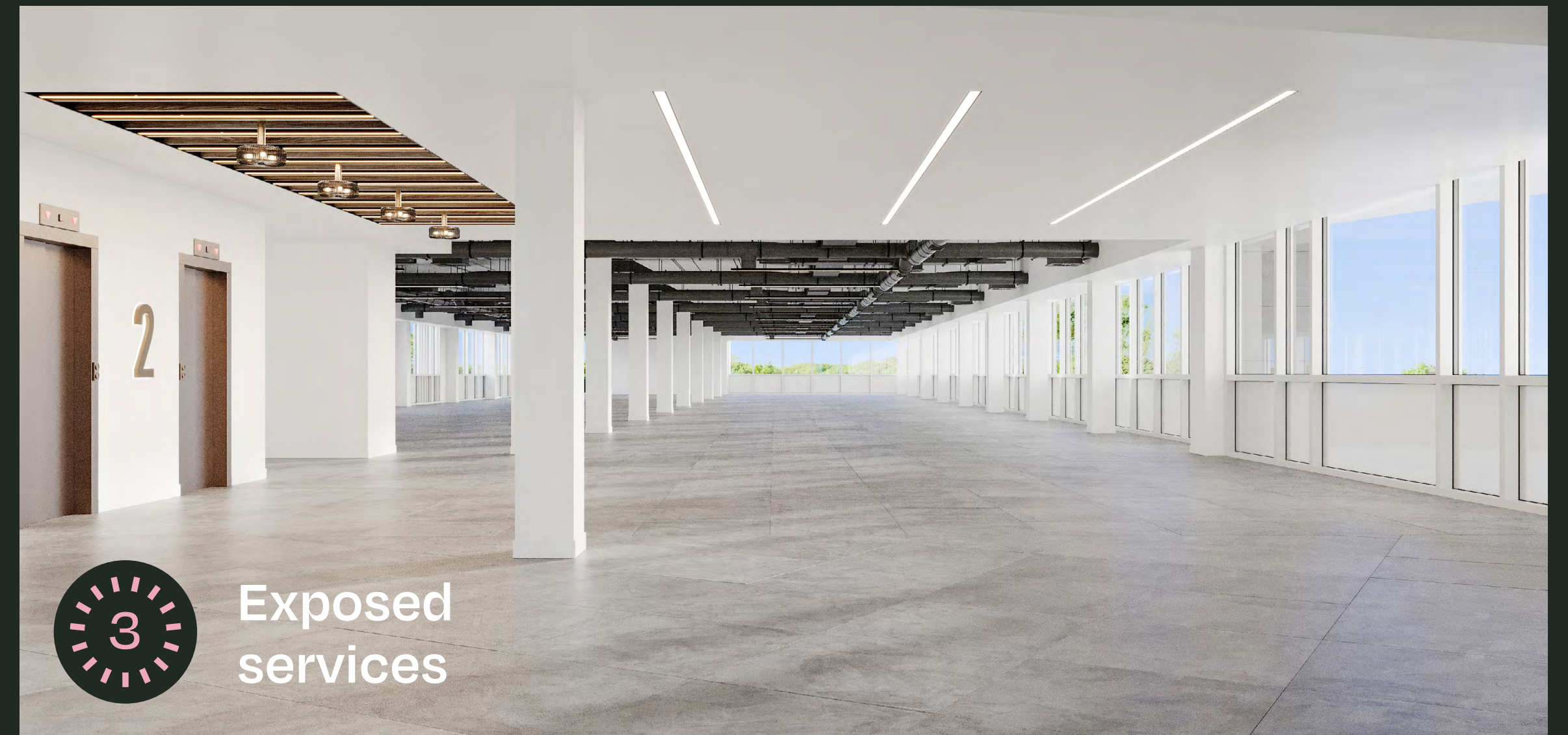
3 x ceiling designs to choose from



Conventional ceiling finish



Raft ceiling finish



Exposed services

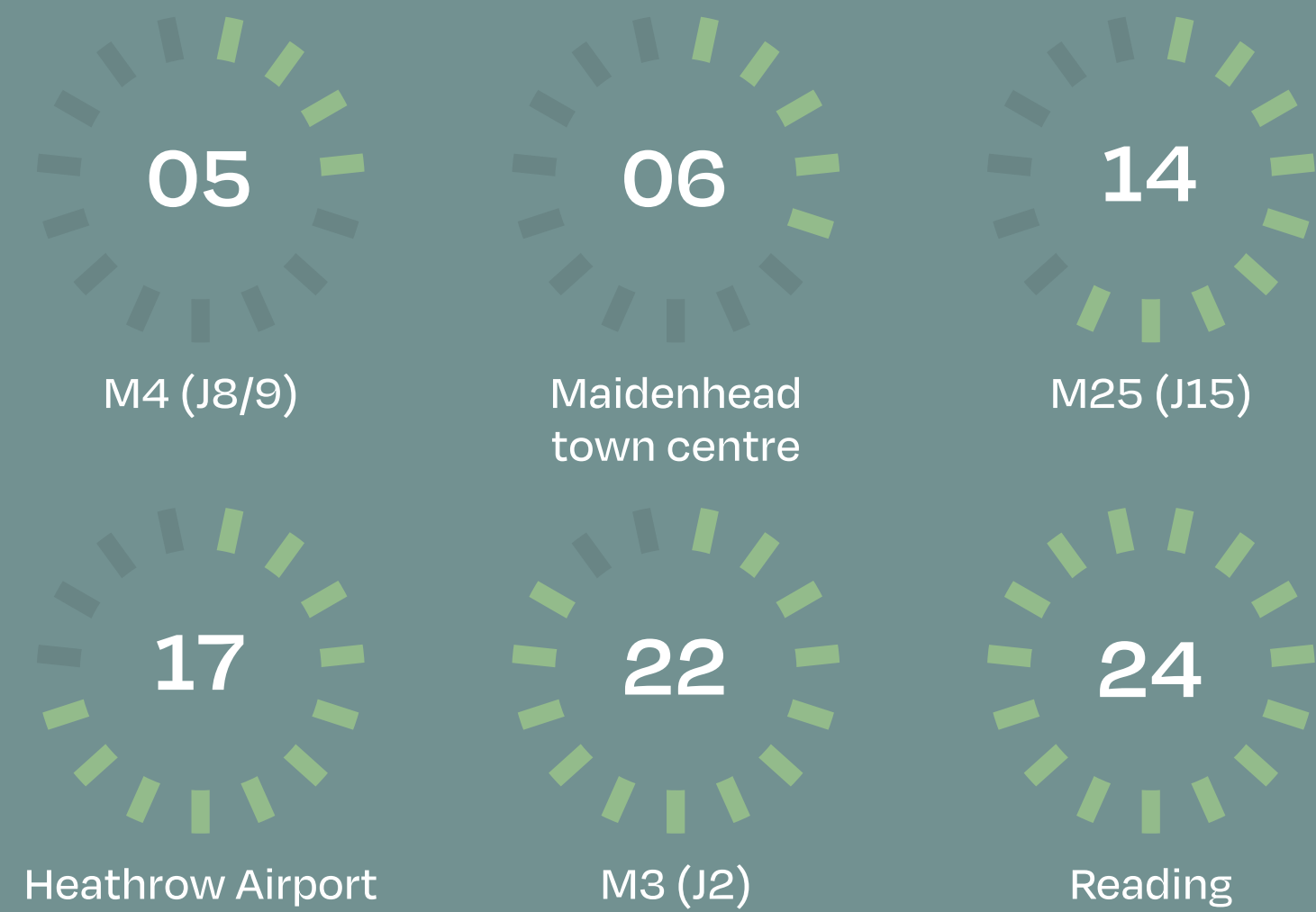
The Location

Core connect

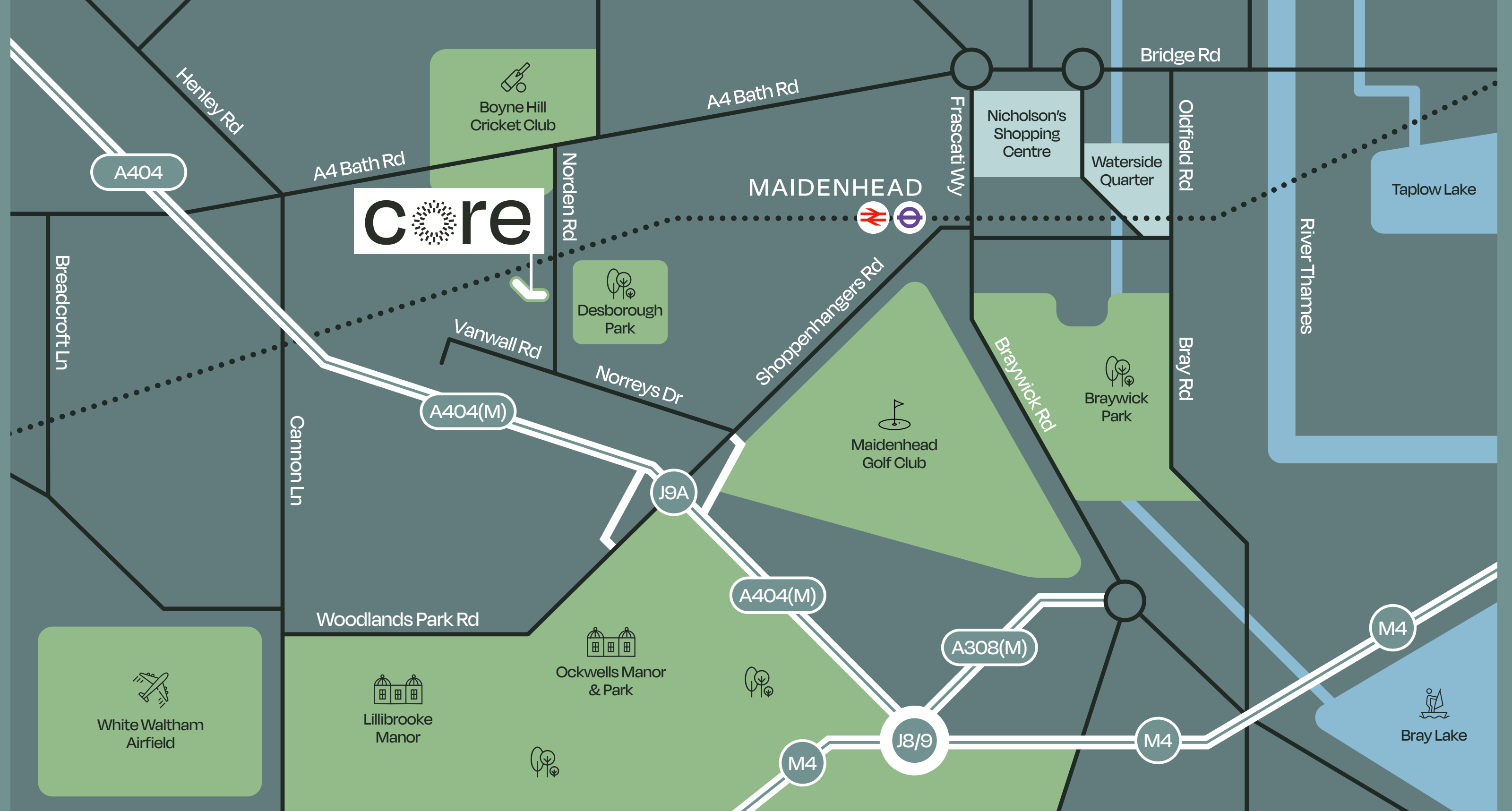
Core is conveniently located just minutes from the M4, with the Elizabeth Line at Maidenhead station offering direct rail services to Reading and Central London.

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

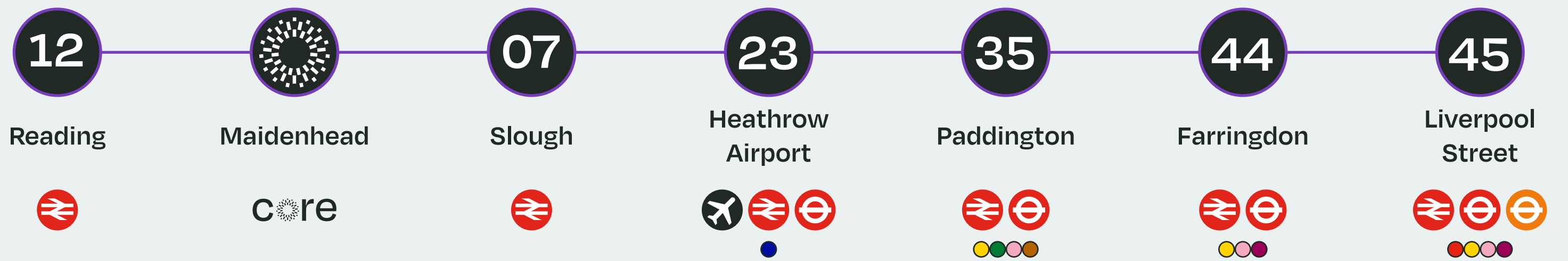
Drive times



Drive times in minutes from Core Maidenhead.



Elizabeth Line



Elizabeth Line journey times in minutes from Maidenhead Station.

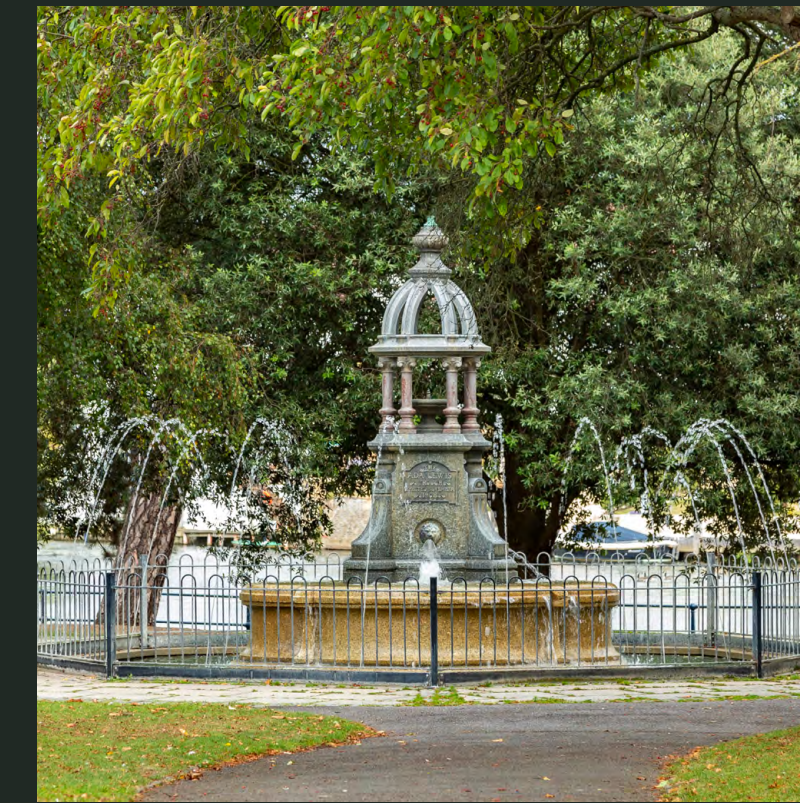
Core location



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

Further Information

Terms

Upon application.

Viewings

Strictly through the joint letting agents:



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COREMAIDENHEAD.CO.UK

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