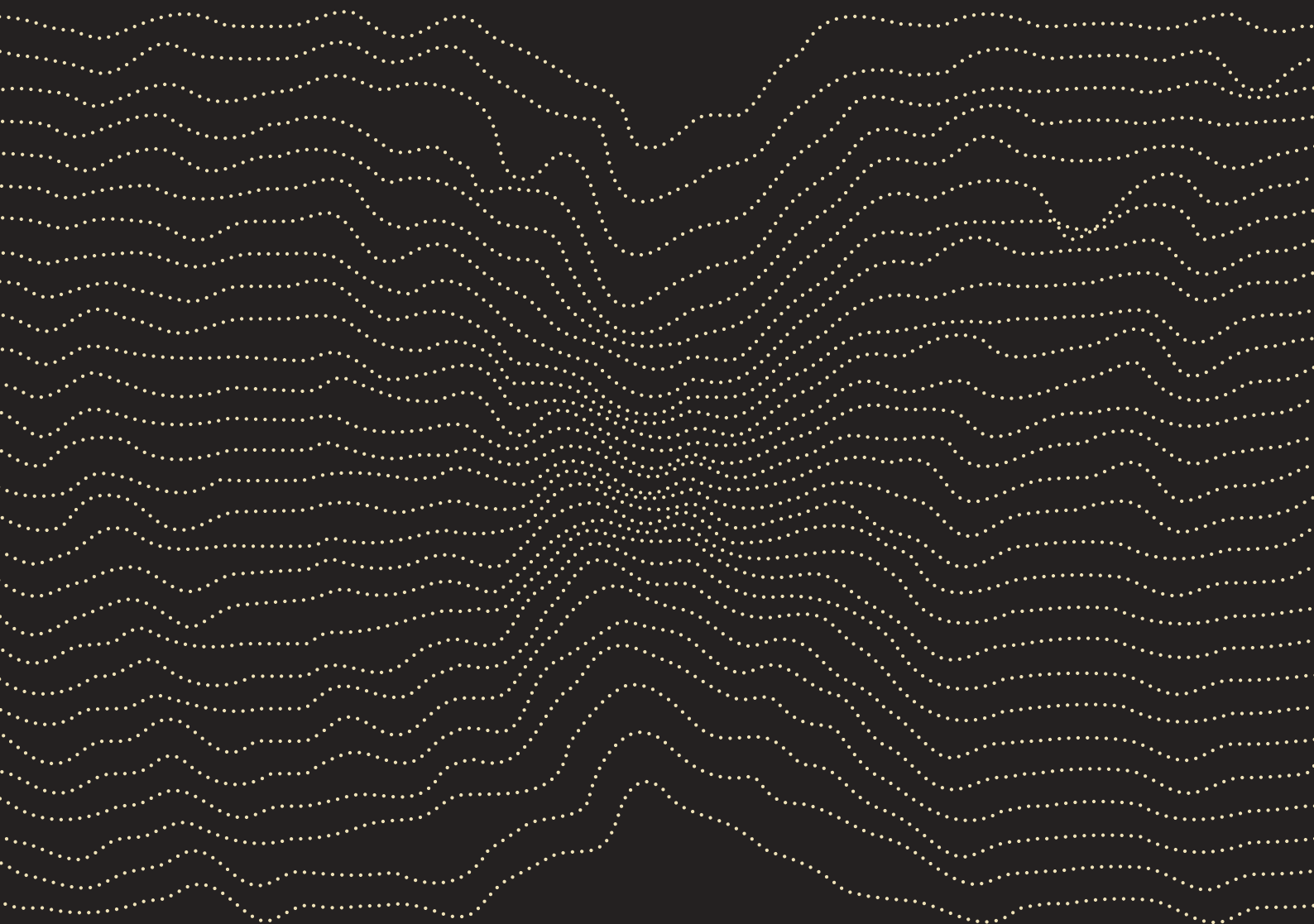


QUANTUM

MAIDENHEAD SL6 4AY



915 – 11,168 SQ FT OF FLEXIBLE OFFICE SPACE



QUANTUM OFFERS FLEXIBLE, FULLY FITTED SPACE IN A LANDMARK BUILDING.

How we work is changing, so where we work has to do the same. We demand more flexibility, more sense of community and a better work / life balance.

- **915–11,168 SQ FT OF FLEXIBLE FITTED SPACE**
- **BUSINESS LOUNGE**
- **VIDEO CONFERENCING SUITE**
- **ONSITE CAFÉ**
- **COMMUNAL ROOF TERRACE**



LARGE COMMUNAL THIRD FLOOR ROOF TERRACE



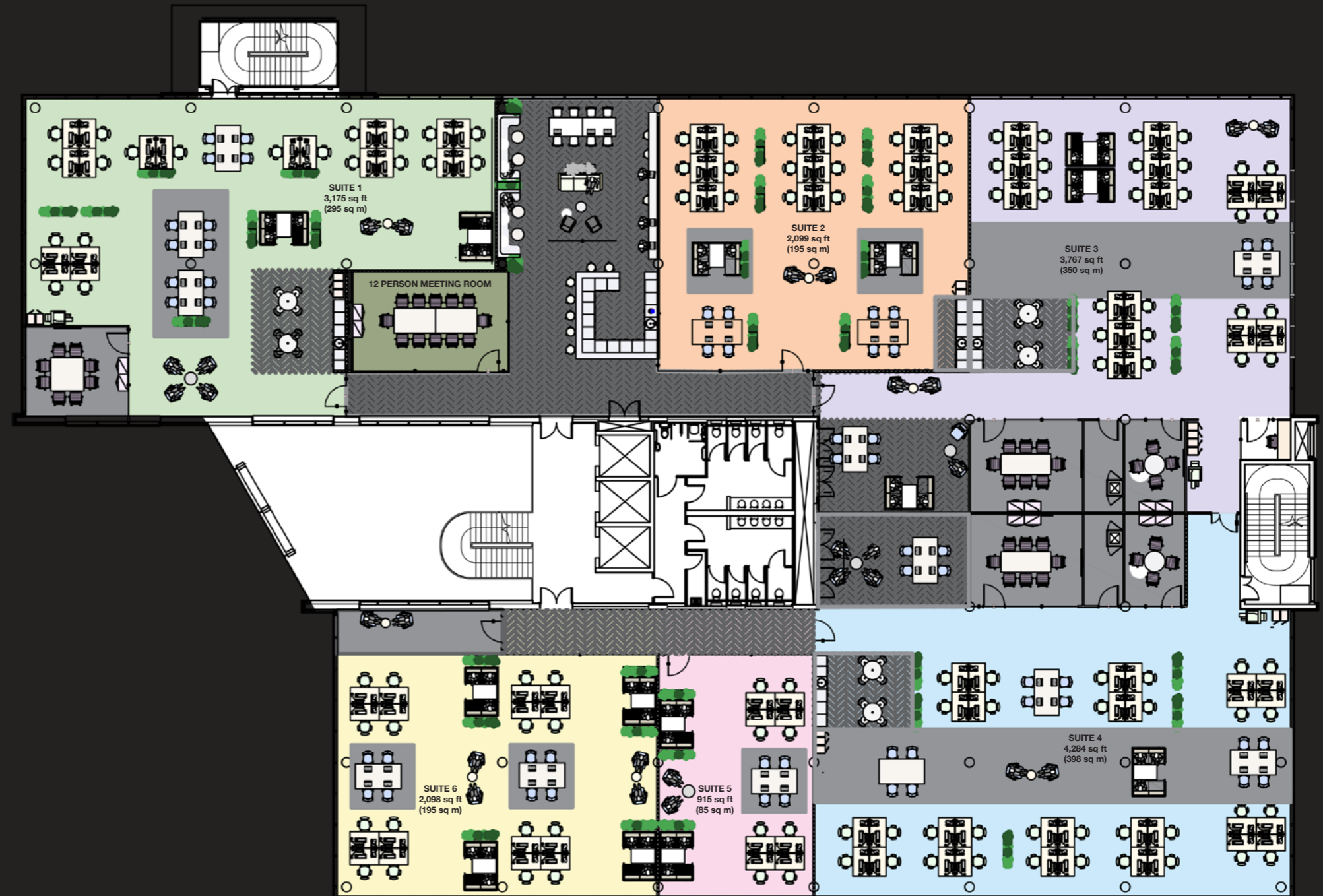
QUANTUM'S CAFÉ AND ROOF TERRACE PROVIDE THE PERFECT SETTING TO MEET, RELAX AND COLLABORATE AWAY FROM YOUR DESK.

HIGH QUALITY FITTED SUITES

HIGH QUALITY CONTEMPORARY FITTED SUITES FROM 915 SQ FT TO 4,284 SQ FT ON THE GROUND FLOOR.

The new fitted accommodation includes a modern business lounge, 12 person meeting room, collaboration zones, phone booths and much more. With feature lighting, exposed ceilings and crittall glass partitions, the space has a contemporary industrial look and feel that help to deliver high levels of productivity, creativity and engagement.

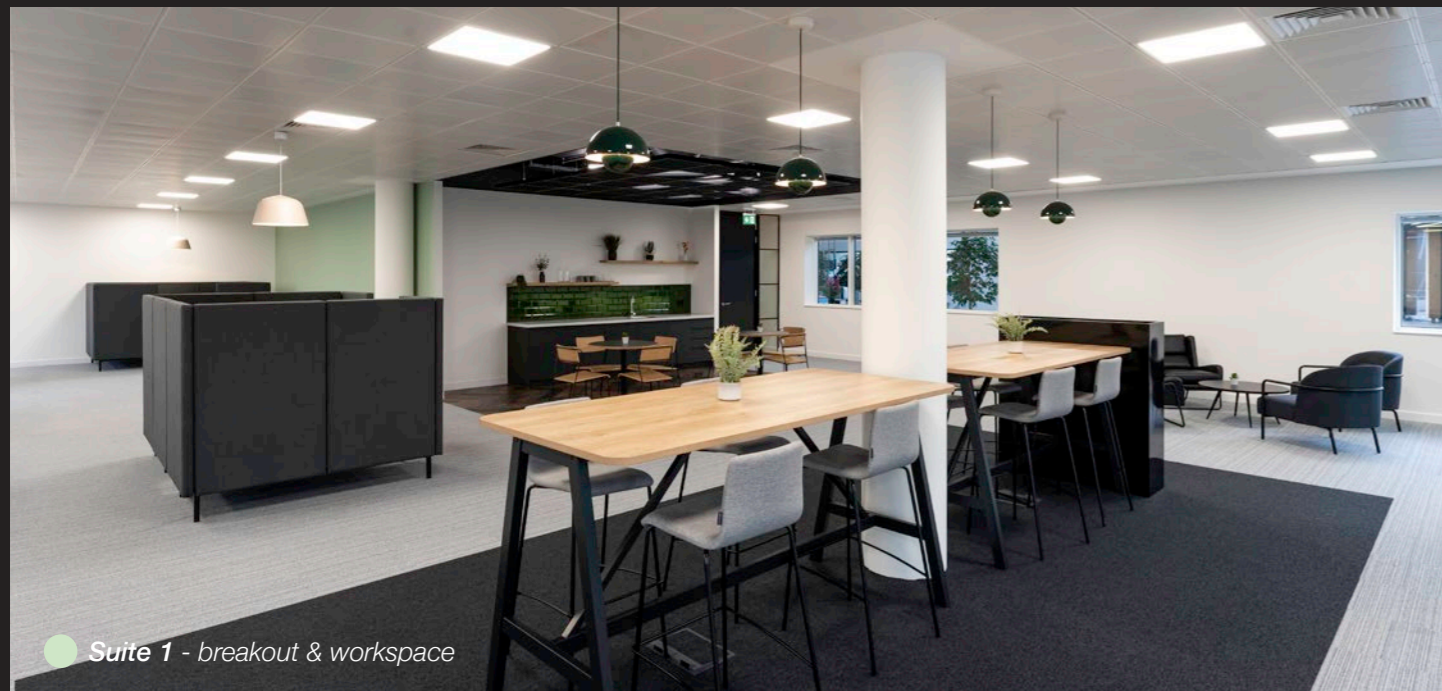
	SQ FT	DESKS
SUITE 1 ●	3,175	20
SUITE 2 ●	2,099	18
SUITE 3 ●	3,767	26
SUITE 4 ●	4,284	32
SUITE 5 ●	915	8
SUITE 6 ●	2,098	16



Floor plan not to scale. For indicative purposes only.



Common area - breakout space



Suite 1 - breakout & workspace



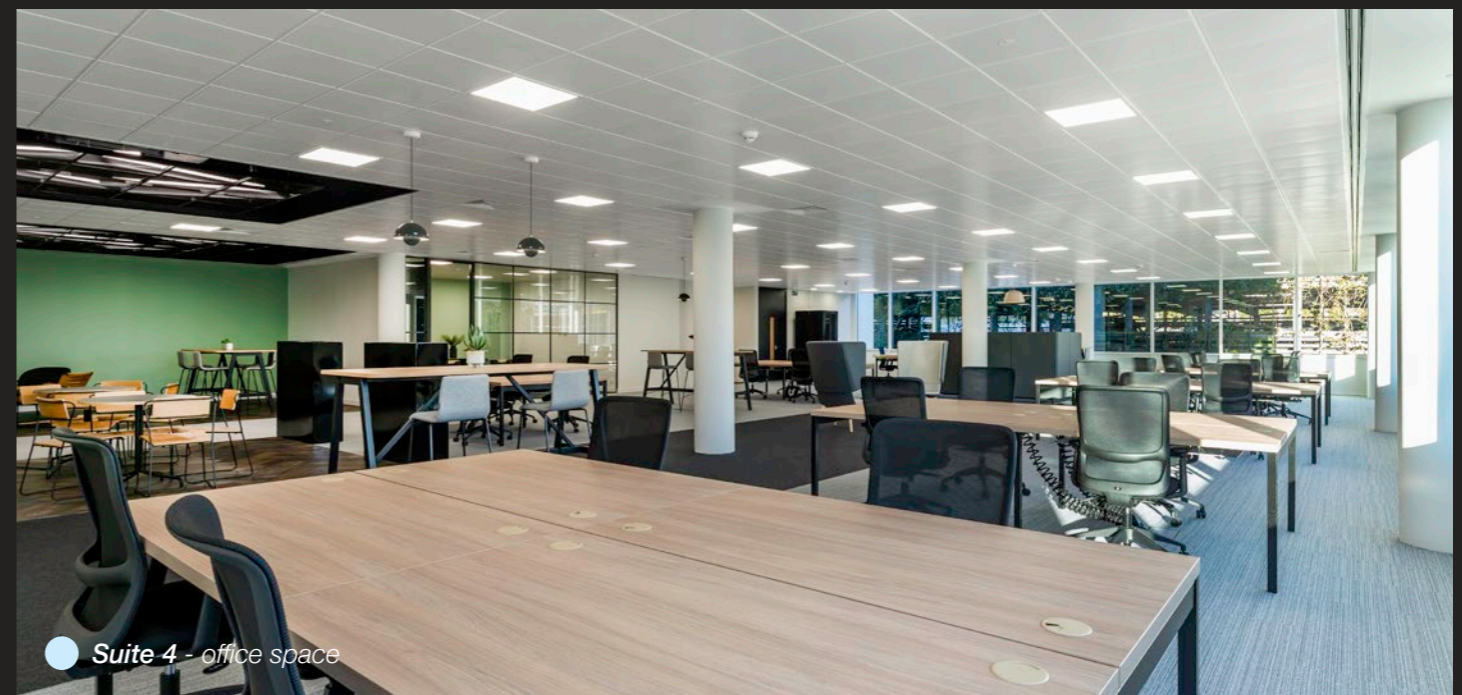
Suite 6 - workspace



Common area - boardroom



Suite 3 - kitchen area & meeting room



Suite 4 - office space



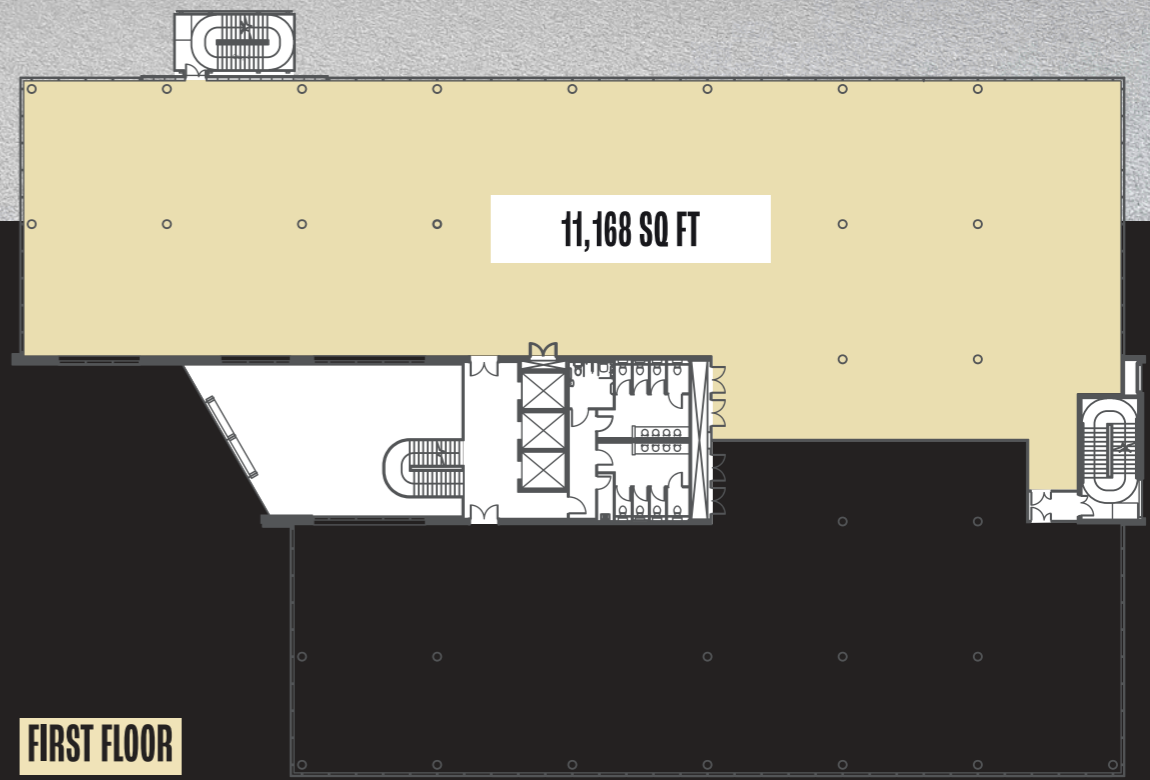
A NEWLY REFURBISHED WORKSPACE

- > Contemporary fitted suites on the ground floor
- > On-site café
- > Car parking ratio of 1:294 sq ft
- > New energy efficient LED lighting
- > Four pipe fan coil air-conditioning
- > 150mm full access raised floor
- > 3 x 13 person passenger lifts
- > 2.75m floor to ceiling height
- > Shower facilities on each floor
- > South facing communal roof terrace
- > Cycle storage
- > EPC rating C - 70

ACCOMMODATION SCHEDULE

	SQ FT	SQ M
PART FIRST	11,168	1,037.5
GROUND	915—4,284	85—398

Floor plan not to scale. For indicative purposes only.



EXCELLENT ROAD, RAIL AND AIR LINKS

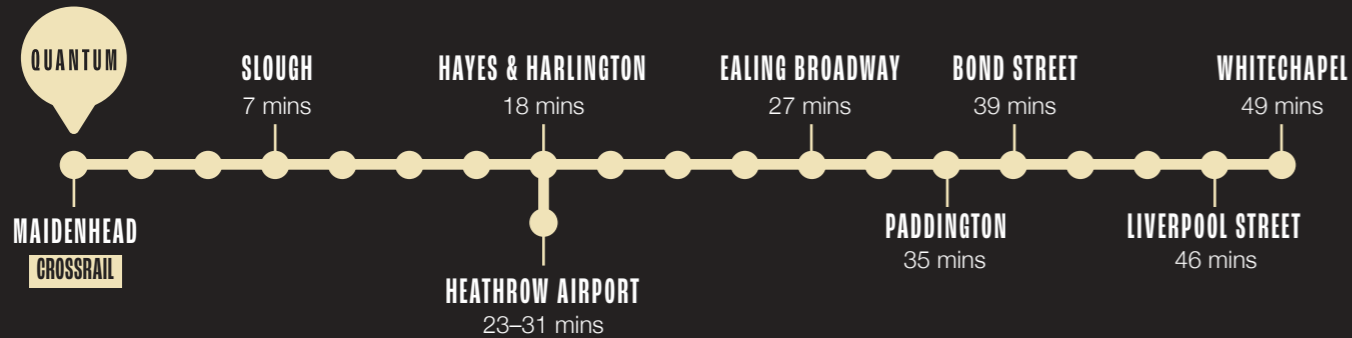
THE LOCATION PROVIDES EXCELLENT ROAD, RAIL AND AIR LINKS BEING ONLY MINUTES FROM M4 J8/9 AND THE M40.

Maidenhead town centre is within a 15 minute walk, where rail services connect Maidenhead to Central London. With Crossrail opening in 2022, trains will be running to Central London every 5 minutes. Maidenhead is also within easy reach of Heathrow airport.

ROAD	MINS
READING	28
HEATHROW	30
LONDON (WEST END)	57

RAIL	MINS
READING	FROM 15
PADDINGTON	FROM 24

BUS	
7 (NORREYS DRIVE)	EVERY 30 MINS
9 (WOOTTON WAY)	HOURLY



The Road Bridge over the river Thames

LOCATED IN THE MARKET TOWN OF MAIDENHEAD



MAIDENHEAD IS A POPULAR LONDON COMMUTER TOWN NESTLED IN THE HEART OF BERKSHIRE. SITTING ON THE BANKS OF THE RIVER THAMES AROUND 28 MILES TO THE WEST OF CENTRAL LONDON, MAIDENHEAD HAS PLENTY TO OFFER.

Maidenhead High Street has a good mix of independent retailers and cafes as well as a number of well-known high street retailers and The Nicholson's Shopping Centre. The area is also home to an impressive 30 parks and open spaces, including Kidswell Park, Grenfell Park and Ockwells Park.

QUANTUM'S NEIGHBOURS

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 

QUANTUM BENEFITS FROM BEING PART OF VANWALL BUSINESS PARK - MAIDENHEAD'S LEADING BUSINESS PARK, HOME TO A DIVERSE MIX OF HOUSEHOLD NAMES.

Other local Maidenhead occupiers include Socionext, GSK, Volvo, Adobe, Dahua Technology UK Ltd, Dynatrace UK, NetSuite, Johnson & Johnson and Maersk.



**QUANTUM IS LOCATED ON
MAIDENHEAD'S LEADING BUSINESS PARK**

A404 (M)

CAFFÈ KIX

QUANTUM

WWW.QUANTUM-MAIDENHEAD.CO.UK

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