

TOR, SAINT-CLOUD WAY,  
MAIDENHEAD, SL6 8BN

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## Available To Let

Contemporary, sustainable Grade A town centre building

**7,163 sq ft Available with 22 parking spaces (1:322 sq ft)**



For further information please contact:

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**Richard Harding**

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**James Shillabeer**

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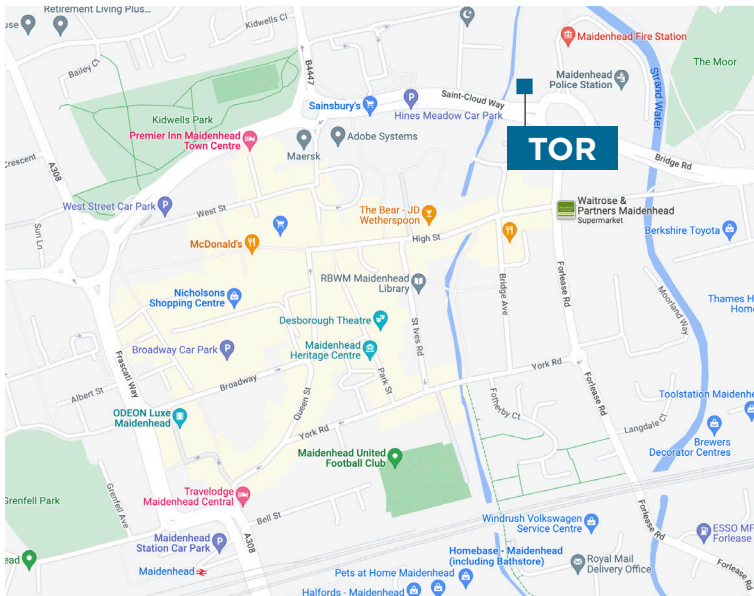
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[brayfoxsmith.com](http://brayfoxsmith.com)

## LOCATION

TOR is located on the edge of Maidenhead town centre and is a short 0.8 mile walk from the train station. Rail services from Maidenhead have been boosted by the opening of the Elizabeth Line, Reading is 15 minutes away, with Paddington reachable in 23 minutes and Bond Street in 40 minutes. By road, TOR is two miles from the M4 and a 20-minute drive from Heathrow.



## DESCRIPTION

TOR provides occupiers with an exceptional contemporary office in the heart of Maidenhead. Featuring a stunning double height reception, purpose-built shower and changing facilities, communal break out space and an onsite café. The entire third floor of 7,163 sq ft is available and provides exceptional natural light and unrivalled town centre parking.

TOR was developed with ESG principles in mind and has been awarded a BREEAM rating of 'Excellent' with an EPC rating of B32. To achieve this, the building has PV panels, PIR lighting, rainwater harvesting, air source heat pumps and uses sustainable building materials.

## SPECIFICATION

- On-site café and breakout area
- Purpose built shower and changing facilities
- Staffed reception and 24-hour on-site security
- Private gardens
- EV parking and 41 cycle spaces
- VRV Air conditioning
- Fully DDA compliant
- Excellent parking ratio (1:322 sq ft)
- Excellent local amenity

## AVAILABILITY

Floor	sq ft	sq m
Third	7,163	665.5
<b>Total</b>	<b>7,163</b>	<b>665.5</b>

## TERMS

Available on a new fully repairing and insuring lease or as a freehold.

## RENT/PRICE

Upon application.

## VIEWING

Strictly by appointment only via the sole letting agent.

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