

# MAIDENHEAD

Lantern, 1 Marlow Road, SL6  
7AA



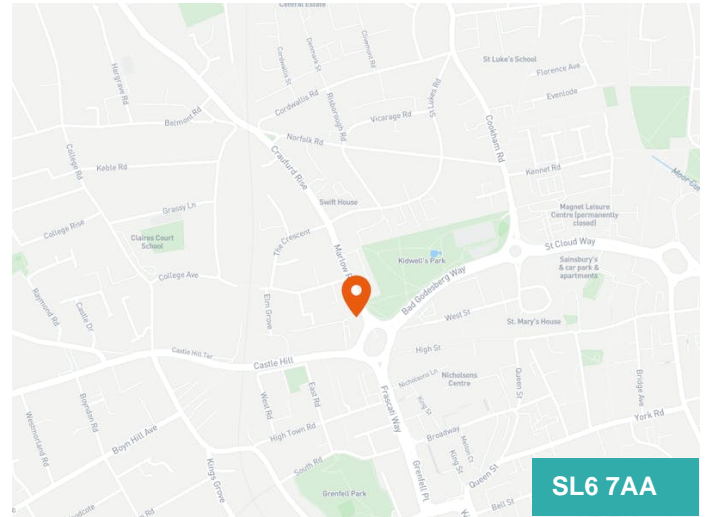
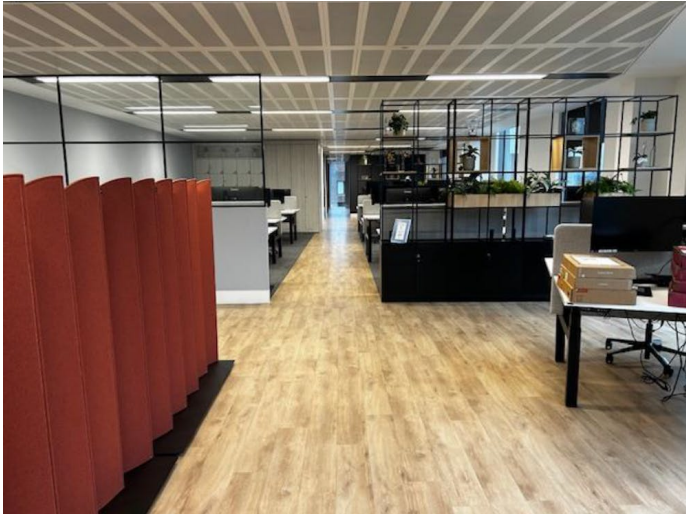
## OFFICE TO LET

**3,035 SQ FT**

- Excellent connectivity
- Fully fitted space
- Strong local occupiers
- Close to the Town Centre
- LED lighting
- Raised floors
- Air conditioning
- Close to Maidenhead Train Station
- On-site parking

**FULLY FITTED 'PLUG & PLAY' OFFICE SUITE AVAILABLE TO SUBLET**

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## Summary

<b>Available Size</b>	3,035 sq ft
<b>Rates Payable</b>	£12.25 per sq ft Based on 2023 valuation
<b>Service Charge</b>	To be confirmed
<b>EPC Rating</b>	A (22)

## Description

In Maidenhead town centre, Lantern provides outstanding office space with on-site secure parking and additional parking on license at the nearby Hines Meadow Car Park.

The available space is located on part 3rd floor and was recently refurbished to provide fully fitted 'plug and play' accommodation. The property has an EPC grade of A, abundant natural light throughout, new, energy-efficient VRF air conditioning, LED lighting, full access raised floors, WCs and shower/changing facilities.

## Location

Lantern is located on the peripherals of Maidenhead town centre on Marlow Road – one of the key office locations in the western corridor.

Within easy access of the M4, M40 and M25 motorway networks it provides easy access to both Heathrow Airport and Central London. Maidenhead Railway Station provides direct access to London Paddington/Reading and is also served by the Elizabeth Line.

The building is located in a prominent position fronting the Castle Hill roundabout on the A4, approximately 5 minutes drive to Junction 8/9 of the M4 and A404M. The town centre amenities include the Nicholson's Shopping Centre and variety of retail, restaurants and leisure occupiers such as David Lloyd and Anytime Fitness Gyms.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Part	3,035	281.96	Available
<b>Total</b>	<b>3,035</b>	<b>281.96</b>	

## Viewings

Strictly by appointment through Vail Williams.

## Lease Terms

Sublease / Assignment until December 2026 (possibility exists to extend)

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



**Maria Hoadley**  
01483 446800  
07584 649059  
mhoadley@vailwilliams.com



**Arabella Macrae**  
0118 909 7400  
07775 862 913  
amacrae@vailwilliams.com

**vailwilliams.com**

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