

2ND FLOOR IS NOW LET TO  
TALEND AND CHURCHGATE

# MAIDENHEAD

OFFICES AVAILABLE FROM 2,729 SQ FT – 23,686 SQ FT

[ID-MAIDENHEAD.CO.UK](http://ID-MAIDENHEAD.CO.UK)

# OFFICE SPACE THAT'S AS INDIVIDUAL AS YOUR BUSINESS

iD Maidenhead is a new landmark Grade A self-contained office building located on a premium Thames Valley office park, with excellent car parking and Maidenhead's town centre amenities and transport links on its doorstep.

Up to 23,686 sq ft of Grade A Headquarters office space with a truly distinctive identity, benefiting from 91 parking spaces.

The logo consists of the lowercase letters 'iD' in a white, sans-serif font, centered within a dark red circular background.



## EVERY BUSINESS NEEDS AN iDENTITY

iD Maidenhead has been redeveloped with an architecturally striking new building façade. Coupled with a new, impressive double-height reception area and large flexible floor plates, the building delivers everything your business needs to thrive.

### BUILDING AMENITIES

- // Architecturally striking new building façade
- // 23,686 sq ft of Grade A office accommodation available over two floors
- // A new, impressive double-height reception
- // Fully accessible raised floors
- // 2.8m - 3.2m clear floor-to-ceiling heights
- // New VRF heating and cooling system
- // Suspended ceilings with LG7 compliant lighting
- // 2x new lifts
- // Male & Female WCs on every floor
- // Shower facilities on every floor
- // Excellent on-site parking ratio of 1:258 sq ft
- // EPC Grade B (31)
- // Cycle spaces
- // Occupational density of 1:8 sq m
- // Excellent natural light with views of the surrounding countryside
- // Professionally designed external landscaping
- // New café – Kix – adjacent to the building

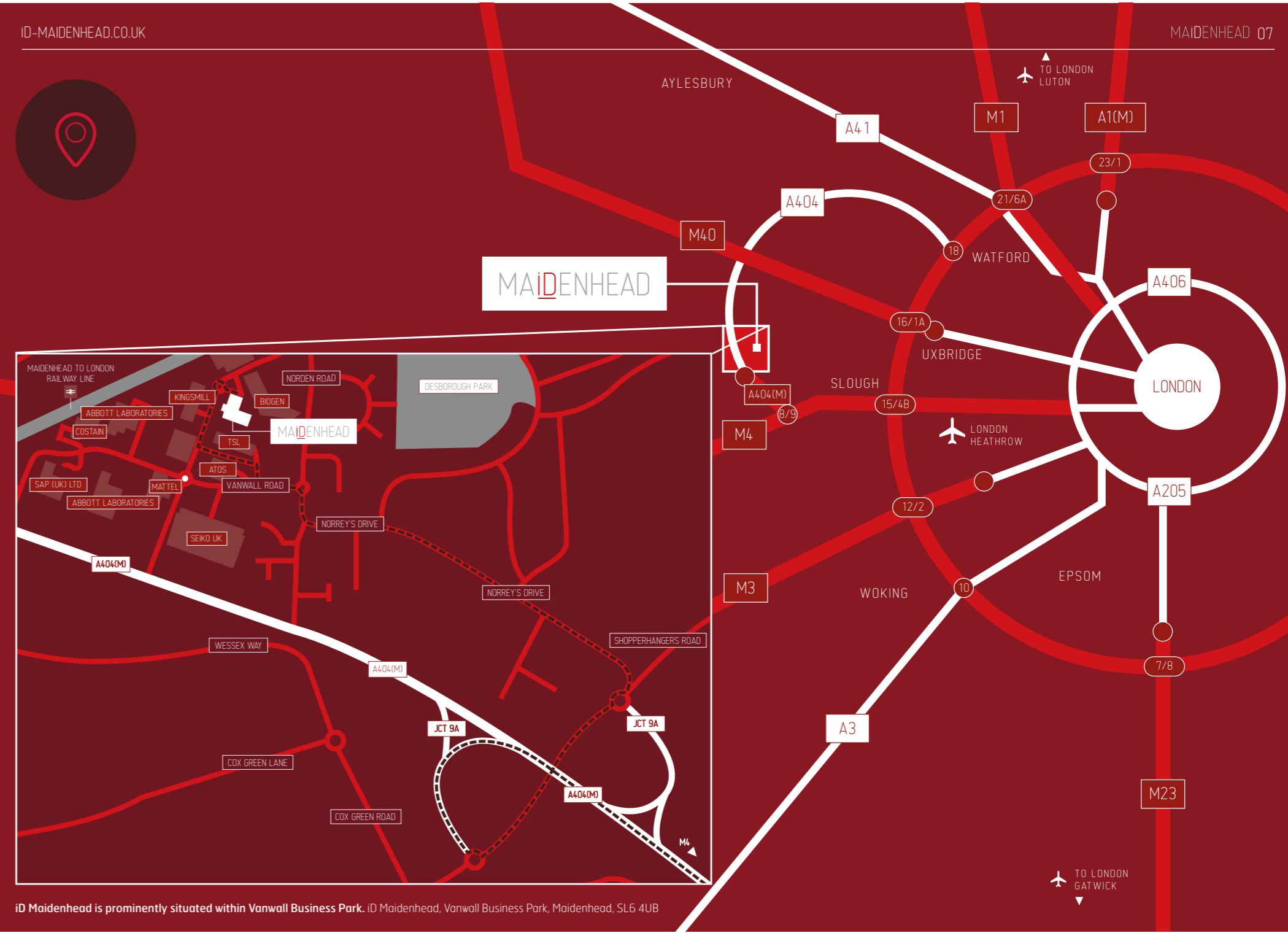
# A TRULY iDEAL LOCATION

Prominently situated within Vanwall Business Park, close to the busy commuter town of Maidenhead, iD Maidenhead occupies a premiere out of town office location.

The building provides excellent road, rail and air links with excellent access to the motorway network and regular rail services to Central London. Rail access to London will further improve with the completion of Crossrail in 2019 with journey times to Bond Street and Canary Wharf being 41 and 55 minutes respectively. Maidenhead is also within easy reach of Heathrow Airport, giving direct access to European and International destinations.

Western Rail Access to Heathrow (WRAtH) is a proposed new rail link which will dramatically reduce journey times from Maidenhead to Heathrow to 14 minutes. It will deliver more convenient journeys for 12 million residents, and will benefit the whole UK economy.

Thames Valley Berkshire Local Enterprise Partnership (LEP) is the lead organisation promoting improved rail access to Heathrow from the west, and has gathered a wide support base of other public and private bodies.



iD Maidenhead is prominently situated within Vanwall Business Park. iD Maidenhead, Vanwall Business Park, Maidenhead, SL6 4UB



REDEVELOPED  
TO THE HIGHEST  
SPECIFICATION

INSiDE

& OUT





# EXCEPTIONAL QUALITY ON THE INSIDE

iD Maidenhead offers  
Grade A office space up to  
23,686 sq ft over 2 floors.

With high quality finishes  
throughout, iD Maidenhead  
has everything your business  
needs to stand out.



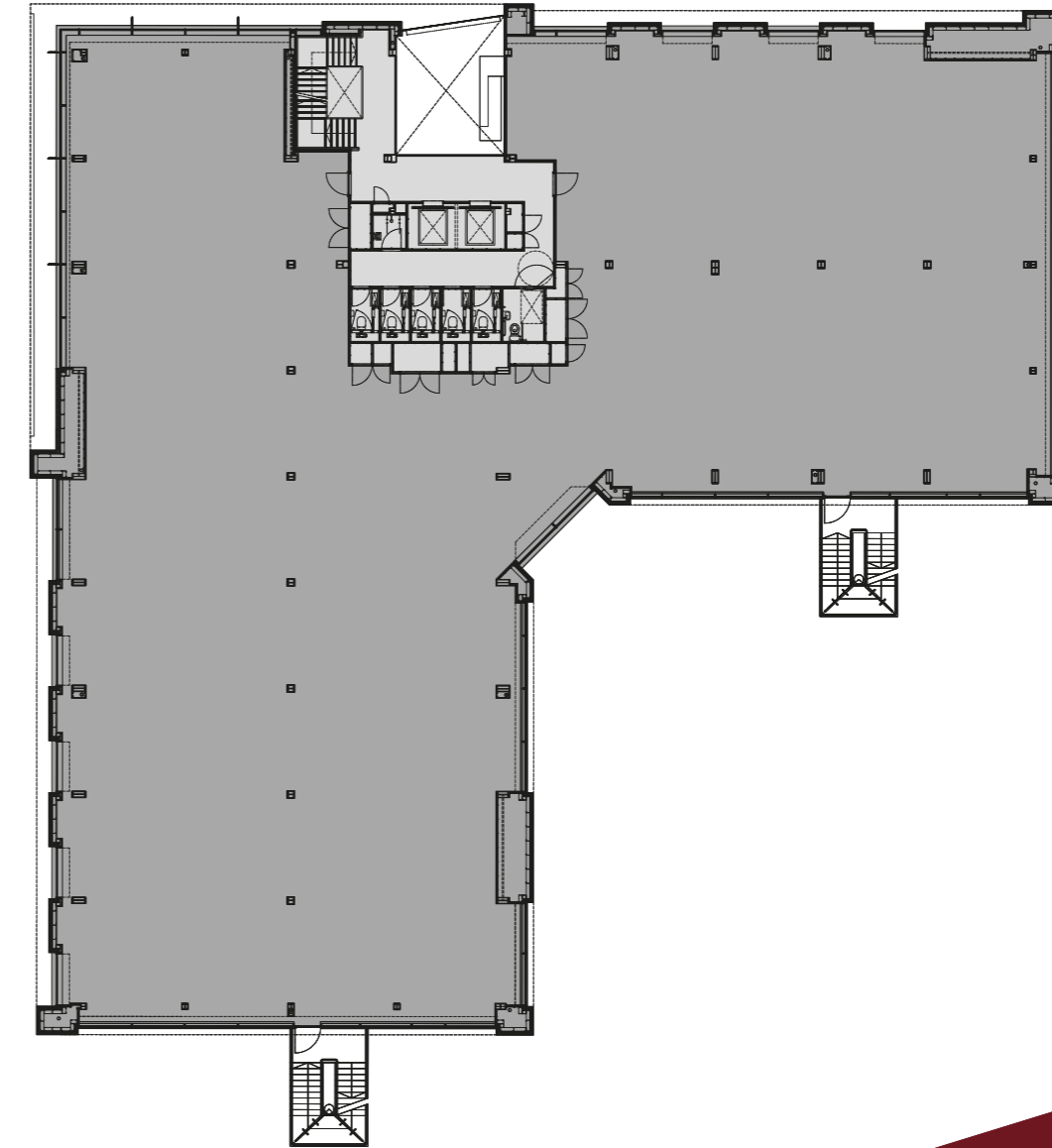
// HARDWOOD VENEER

Large-format ceramic tiles with non-slip  
finish and matching skirtings in part, with  
hardwood-veneered doors



// VISION GLASS BALUSTRADE

Glass panels with contemporary stainless  
steel handrail sections in the main stairwell



Typical floor plate

● Office Areas ● Common Parts // Hallway // WCs

FLOOR	NET INTERNAL AREA
First Floor	12,215 sq ft (1,135 sq m)
Ground Floor	11,471 sq ft (1,066 sq m)
<b>TOTAL</b>	<b>23,686 sq ft (2,201 sq m)</b>

Approximate net floor areas



# ALL THINGS CONSIDERED

## SPECIFICATION OVERVIEW

- // Lighting designed to CIBSE Codes
- // Automated lighting control with daylight linking
- // Base build modular wiring system makes tenant fit-out quicker and less disruptive
- // Electrical design allowance; Lighting: 12w/m<sup>2</sup>, small power: 20w/m<sup>2</sup> + 10w/m<sup>2</sup> for tenant uplift
- // Fire alarm, disabled refuge and toilet alarm systems provided
- // Electronic access control and door entry intercom system provided
- // Building perimeter and reception monitored by CCTV
- // Intruder alarm protects ground floor areas and doors to external escape stairs
- // TV, Radio and Satellite aerial distribution provided to each tenant demise
- // VRF system for cooling & heating, with roof space allowance for tenant expansion
- // Ducted fresh air supply and extract system delivers tempered fresh air to each office space
- // Capped cold water feed to designated tea point locations for fit-out by tenant
- // Hot water provided by local instantaneous electric heaters
- // 2 x 10 person lifts serving all floors, to Building regulations Part M and BCO requirements
- // EPC Grade B (31)





# DiD SOMEONE SAY SHOPS?

With Maidenhead's town centre on your doorstep, iD Maidenhead is conveniently located in close proximity to an excellent range of amenities.

Just a short walk from Maidenhead town centre you will find Maidenhead Riverside which highlights all the historical aspects of Maidenhead with picturesque gardens and beautiful open spaces.

next



PREZZO



WAITROSE



  
Holiday Inn



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iD Maidenhead Vanwall Business Park  
Maidenhead SL6 4UB

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