



Building 5

Foundation Park, Roxborough Way, Maidenhead, SL6 3UD

Brand new development in the Thames Valley comprising 67,996 sq ft of grade A office space over three floors with 11,865 sq ft remaining.

11,723 sq ft
(1,089.10 sq m)

- Over 2,000 sq ft roof terrace
- 3 x 13 person passenger lifts
- 44 cycle spaces
- Showers, lockers and drying room
- CCTV, video entry and door access control systems
- EPC A
- BREEAM 'Very Good' rating

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Summary

Available Size	11,723 sq ft
Rent	Rent on Application
Rates Payable	£11 per sq ft
Service Charge	£6.07 per sq ft
Estate Charge	N/A
EPC Rating	A

Description

Brand new development in the Thames Valley comprising 67,996 sq ft of grade A office space over three floors with 11,723 sq ft remaining. Featuring an extensive roof terrace and set in beautiful landscaped grounds. Expansive floor-plates and full height windows provide state of the art space flooded with natural light.

Location

- 2 miles from the M4
- 14 miles from the M25
- 16.5 miles from Heathrow airport
- 30 miles west of London
- 25 minutes by train to London Paddington

Accommodation

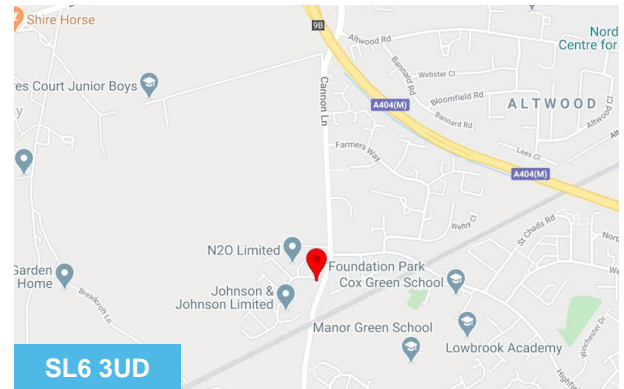
Name	sq ft	sq m	Availability
1st	11,723	1,089.10	Available
Total	11,723	1,089.10	

Specification

- VRF air conditioning
- Semi exposed raft ceiling with strip LED lighting
- Finished floor to ceiling heights – 2850mm
- Over 2,000 sq ft roof terrace
- 3 x 13 person passenger lifts
- 44 cycle spaces
- Showers, lockers and drying room
- CCTV, video entry and door access control systems
- Photovoltaic installation and automatic lighting controls with daylight dimming
- EPC A
- BREEAM 'Very Good' rating
- Occupational density 1:8 sqm

Viewings

Viewings only possible through sole agent.



Viewing & Further Information



Toby Lumsden

01234567890 | 07777777777

testing+2844-Toby-Lumsden@tlgd.co.uk



James Shillabeer

01234567890 | 07777777777

testing+2361-James-Shillabeer@tlgd.co.uk



Jordan Willcock

01234567890 | 07777777777

testing+4461-Jordan-Willcock@tlgd.co.uk



Claudio Palmiero

01234567890 | 07777777777

testing+2864-Claudio-Palmiero@tlgd.co.uk