



To Let

High spec fully fitted office suite within premier Maidenhead office park.

- Fully fitted
- Grade A
- Flexible lease terms available
- Onsite amenity
- Excellent car parking ratio of 1:275
- EPC A
- Highly sustainable building
- BREEAM Very Good

Building 5

5 Foundation Park, Roxborough Way,
Maidenhead, SL6 3UD

16,420 sq ft

1,525.47 sq m

Reference: #308492

Building 5

5 Foundation Park, Roxborough Way, Maidenhead, SL6 3UD



Summary

Available Size	16,420 sq ft / 1,525.47 sq m
Rent	Rent on application
Rates Payable	£11.63 per sq ft Based on 2025 valuation
Service Charge	£8.37 per sq ft
Estate Charge	£3.16 per sq ft
EPC	A

Description

Part Ground Floor suite available on either assignment, sublease, or new direct lease subject to requirements. Suite size of 16,420 sq ft, but the ability to split to suit smaller requirements. Dedicated client facing area, with access to large 24-person board room. A further 2 12-person meeting rooms, and various smaller meeting rooms, phone boxes, and storage space. Large canteen/kitchen area. Current layout includes c.90 fixed work stations, plus various flexible hot-desking areas, with the ability to increase occupancy density.

Location

Foundation Park is an established business park home to a number of notable occupiers such as, Biogen, Informatica, and N2O. Convenient location near the M4 corridor, with good accessibility for connections to London, Heathrow Airport, and other key areas in the Thames Valley region.

The park features modern office buildings set in landscaped surroundings, providing a professional business environment. A generous car parking ratio is offered to tenants, as well as an onsite café.

Accommodation

The accommodation comprises the following areas:

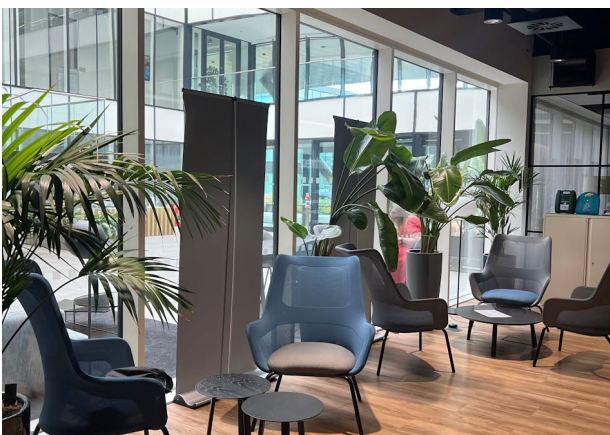
Name	sq ft	sq m	Availability
Ground - Part Ground Floor	16,420	1,525.47	Available
Total	16,420	1,525.47	

Fi Lucas

+447704672839
Fi.lucas@jll.com

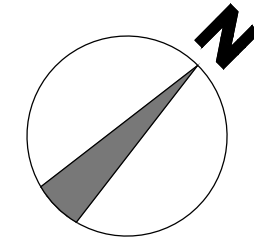
Edward Hoyle

07763203875
edward.hoyle@jll.com









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IN SKETCH
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DATE	REV	REVISIONS	SIGN	CHKD



Two Windsor Dials
Arthur Road
Windsor
Berkshire SL4 1RS

T. 01784 274000

info@area.co.uk

Third Floor
Chapter House
18 Crucifix Lane
London SE1 3JW

T. 020 3805 8855

www.area.co.uk

DRAWING STATUS
INFORMATION ONLY

CLIENT
LABCORP

PROJECT
Building 5
Foundation Park
Maidenhead

TITLE
Proposed Ground Floor
Room Names & Numbers

SCALE
1:100 @ A1

DATE	DRAWN	RM	CHECKED	LD
July 2022				

PROJECT NO	BLDG.	FLOOR	DETAIL	REV.
AR29213	5	0	RN	-

