



Lantern

M A I D E N H E A D

Suites available from 1,595 sq ft



Accommodation

Floor	sq ft	sq m
Third	Let to Crayon Ltd	
Part Second - Available	3,600	334.4
Part Second	Let to McBains	
First	Let to NHS	
Ground Reception		
Total Available	3,600	334.4

The measured survey is approx IPMS3 areas.



CONCIERGE SERVICE



TOILETS



DISABLED TOILETS



SHOWERS



LOCKERS



RECEPTION FACILITIES



SUPER FAST WIFI



CYCLE REPAIR STATION



CYCLE RACKS



EPC A



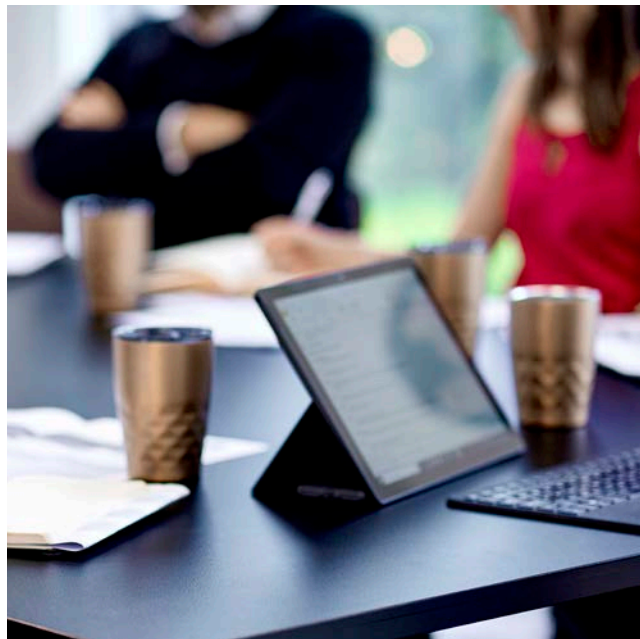
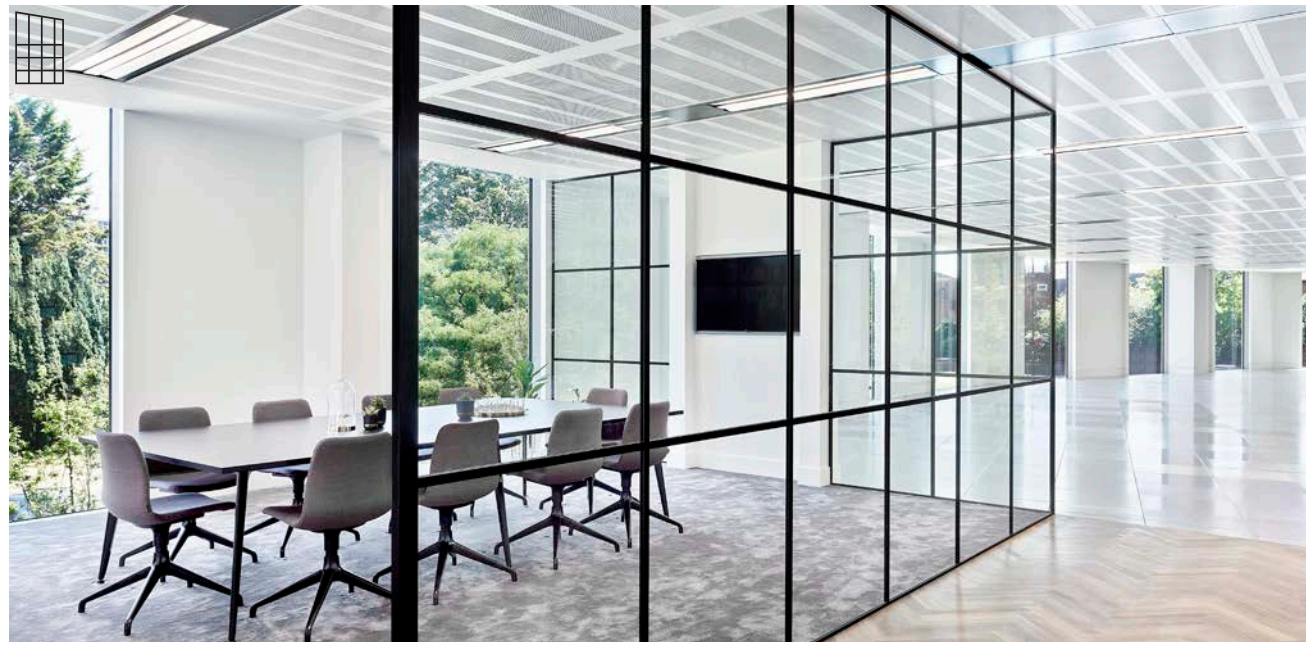
CAR PARK RATIO 1:236 SQ FT



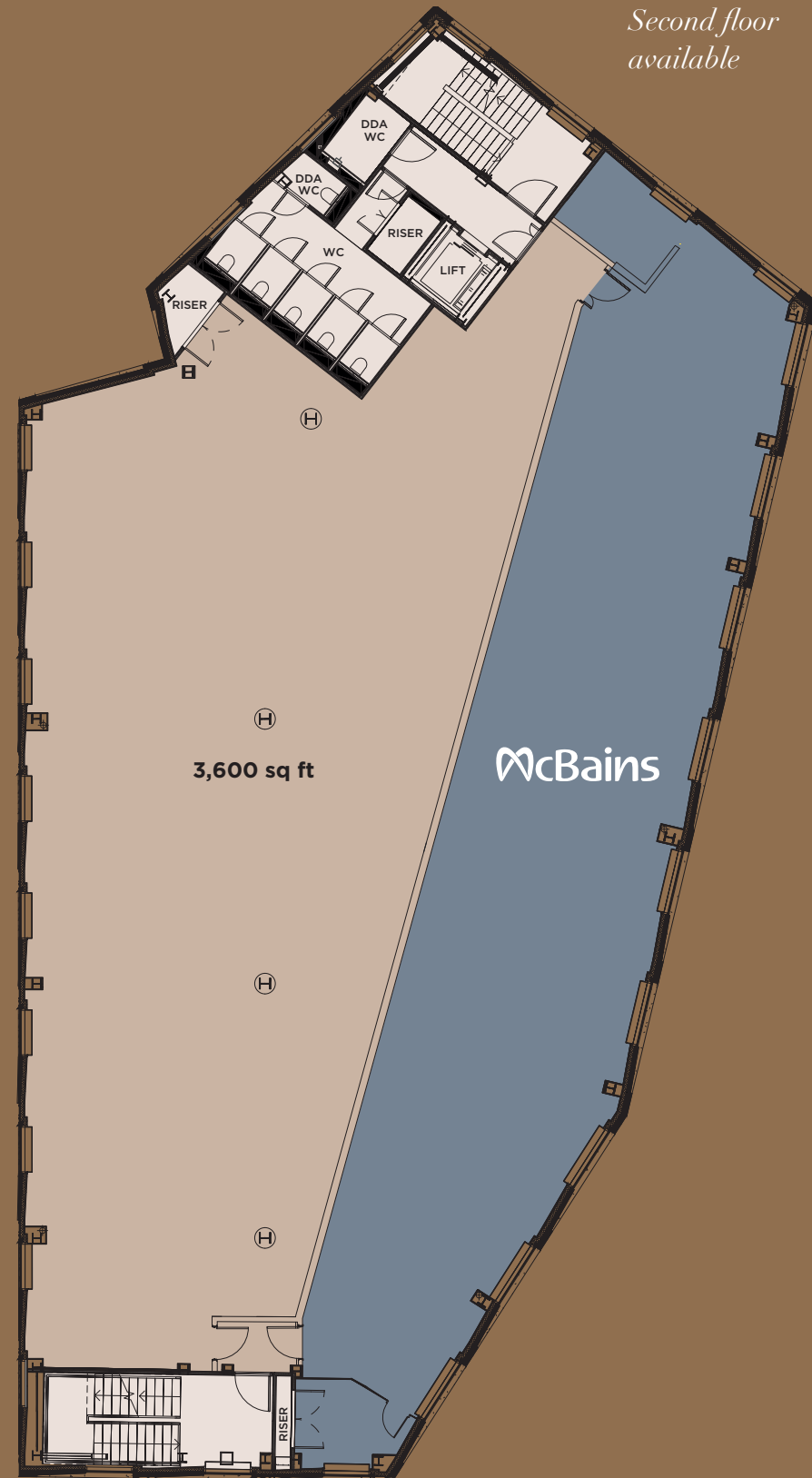
CAR CHARGING

Switched on for Business

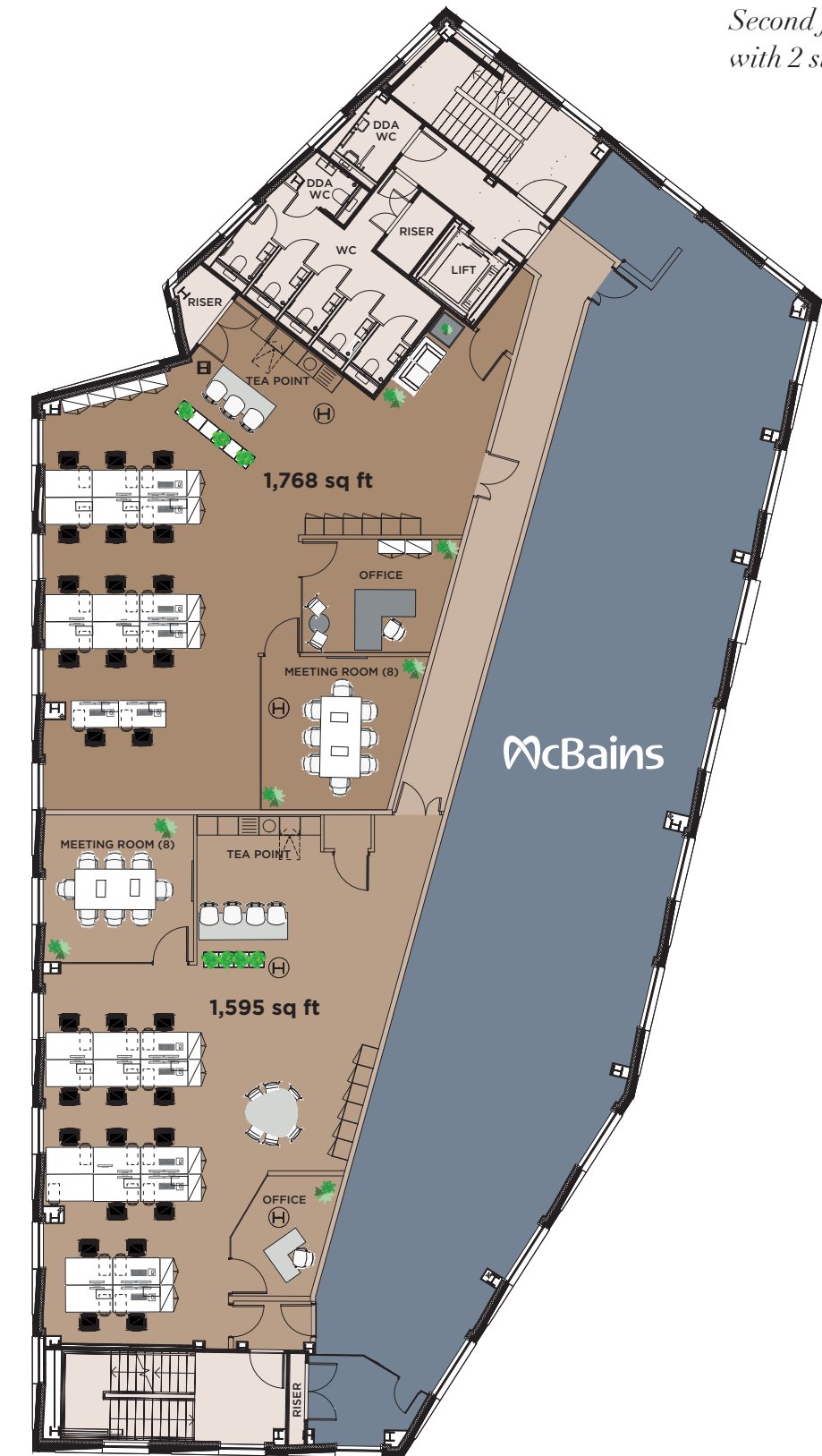
Grade A offices
1,595 - 3,600 SQ FT



Office Floor



Lantern





Enlightened Design

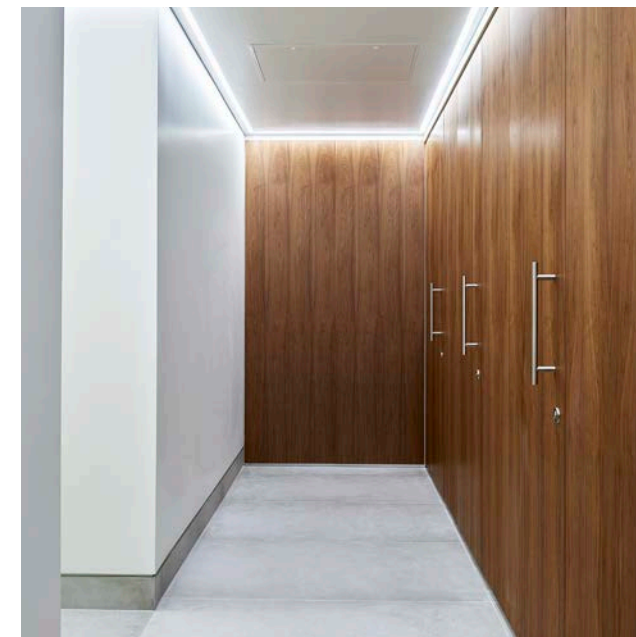
LANTERN IS A LEADING LIGHT ON THE MAIDENHEAD SKYLINE

The unique design and build quality provides an inspiring space to make your own. Clever, innovative floor plates maximise space and light, providing the ultimate in flexible workspace.

Building Specification

SPACE TO SHINE

- Impressive double-height glazed reception
- State-of-the-art LED lighting with daylight sensors to reduce energy consumption
- Fully accessible raised floor with a minimum 120mm clear void
- Energy efficient VRF air conditioning system
- 1:8 sq m occupational density
- Metal-tiled suspended ceiling
- 8 person passenger lift
- Unisex superloos on each floor
- Shower facilities with changing areas
- Car parking ratio 1:236 sq ft
- 4 electric car charging stations
- Covered cycle storage
- BREEAM rating of 'Very Good'
- EPC A



ESC

ENVIRONMENTAL, SOCIAL AND CORPORATE GOVERNANCE

Investing in Environmental, Social and Corporate Governance (ESG) is crucial for any project today. It's not just the right thing to do but, it's key to future success and the wider prosperity of the UK.



LIGHTING AND ENERGY EFFICIENCY

Energy performance in buildings helps to reduce emissions and push towards the UK government's drive to reach Net Carbon Zero by 2050. The sustainable solutions implemented at Lantern maximise energy efficiency by reducing the energy consumption in the building.

Energy efficient VRF air conditioning system

State-of-the-art LED lighting with daylight sensor

EPC A

OFFICE CULTURE & WELLBEING

Lantern benefits from being a stone's throw from the National Cycle Network, National Routes 61 & 4, which connect Slough, Maidenhead, Windsor and the surrounding village, with all facilities geared up for end-of-trip.

Covered cycle racks

Cycle repair station

4 x showers with changing area

Ventilated lockers

Superloos offer private separate cubicles

ELECTRIC VEHICLES

4 EV charging points with ability to add more

The Charge Point app, allows for easy access of this facility

SUPERFAST INTERNET CONNECTIVITY

We have partnered with Inifi to make Lantern a superfast connected building with the very best in data communications infrastructure, at the most competitive prices. This means we can offer our tenants a range of high speed fibre internet connectivity options available instantly.

Instant access with guaranteed availability from day one

No wayleave required, so no delays or legal costs

Cabling already in place to each demise

Central comms room space available on request

Data-centre co-hosting and connections to all the major data-centres



Amenities

NEAR YOU



EAT minutes walk

1 Bakedd Artisan Bakery	9
2 Saints Café and Deli	15
3 New York Deli	9
4 Costa Coffee	5
5 Caffé Nero	7
6 Off the Tap	4
7 Coppa Club	11
8 Pizza Express	10
9 Flavio's Coffee Bar & Restaurant	3
10 Bardo Lounge	9

The Pinkneys Arms	(car 5 mins)
Boulter's Riverside Brasserie	(car 6 mins)
Roux at Skindles in Taplow	(car 6 mins)
Fat Duck in Bray	(car 7 mins)
The Waterside Inn, Bray	(car 7 mins)
The Hind's Head, Bray	(car 7 mins)
The Crown Inn, Bray	(car 7 mins)
Caldesi in Campagna, Bray	(car 7 mins)

☼ Michelin star

SLEEP

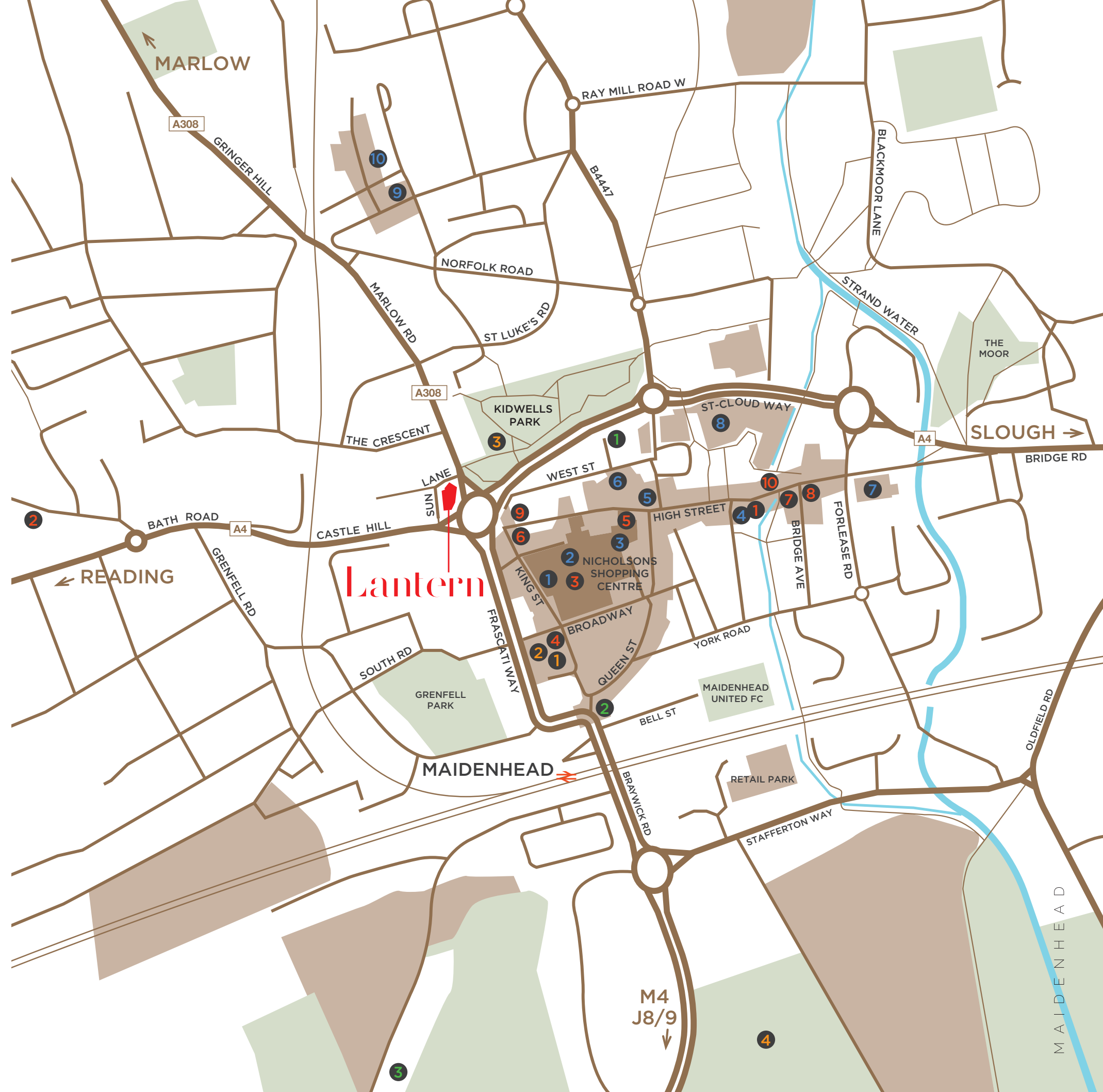
1 Premier Inn	7
2 Travelodge	7
3 Fredrick's	(car 4 mins)
Holiday Inn	(car 6 mins)
Monkey Island Estate, Bray	(car 9 mins)
Oakley Court Hotel	(car 10 mins)
Cliveden House, Taplow	(car 14 mins)

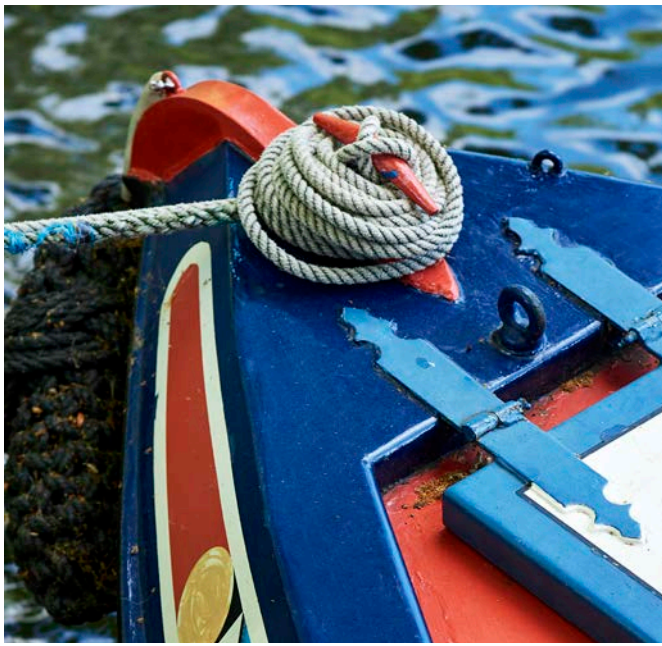
SHOP minutes walk

1 WHSmith	4
2 Pandora, H&M, Top Shop	4
3 Timpson	6
4 Fleur de Lis Florist	5
5 Boots	7
6 Marks and Spencer	7
7 Waitrose	12
8 Sainsbury's	7
9 COOK	9
10 Italian Continental Stores	10

RELAX

1 David Lloyd Club	5
2 Odeon Cinema	6
3 Kidwells Park	1
4 Braywick Park Leisure Centre & Sports Centre	(car 4 mins)
Braywick Park Leisure Centre	(car 4 mins)
Spirit Health Club	(car 6 mins)
Norden Farm Arts Centre	(car 5 mins)
Maidenhead Rowing Club	(car 8 mins)
Maidenhead Tennis Club	(car 3 mins)
Monkey Island Estate in Bray	(car 9 mins)
Vitality Club Oakley Court	(car 10 mins)
Cliveden House Spa	(car 14 mins)





Live Well

THE PERFECT BALANCE OF CITY AND COUNTRY LIVING, MAIDENHEAD OFFERS AN ENVIABLE LIFESTYLE CHOICE FOR YOUR WORKFORCE.

From the riverside to local farmers' markets, craft breweries, artisan bakeries, country pubs and Michelin starred restaurants. It's a foodie haven: come and take your seat at the table.

An exciting new future awaits: substantial redevelopment is taking Maidenhead into a new era. The Landing development, the state-of-the-art Braywick Park Leisure Centre and wholesale regeneration of Nicholsons Shopping Centre sees exciting new retail and leisure opportunities coming to the town centre.





Transport

Better Connected

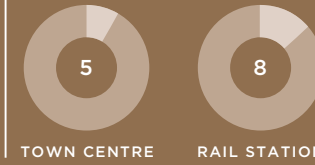
TRANSPORT YOUR EMPLOYEES INTO CENTRAL LONDON WITHIN 40 MINUTES.

Maidenhead is extremely well served by road, rail and air. The road network provides quick and easy access to the M4, M40 and the M25. Access by public transport to Heathrow Airport, the City and Canary Wharf will improve significantly with the opening of the Elizabeth Line.

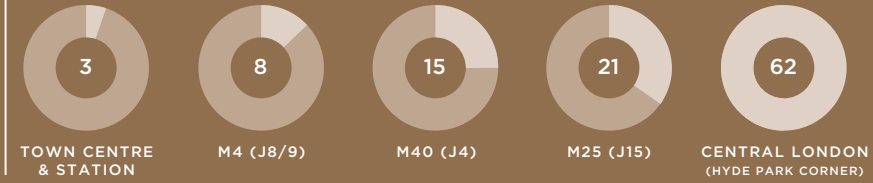
London Heathrow, the second largest airport in the world, provides global connectivity and is just 20 minutes from the office.



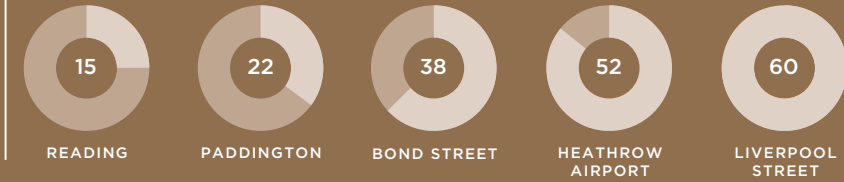
WALKING (time in minutes)



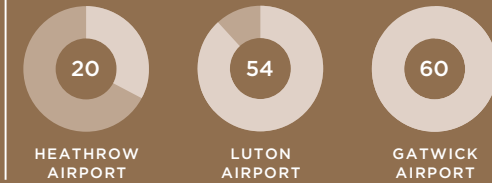
BY ROAD (time in minutes)



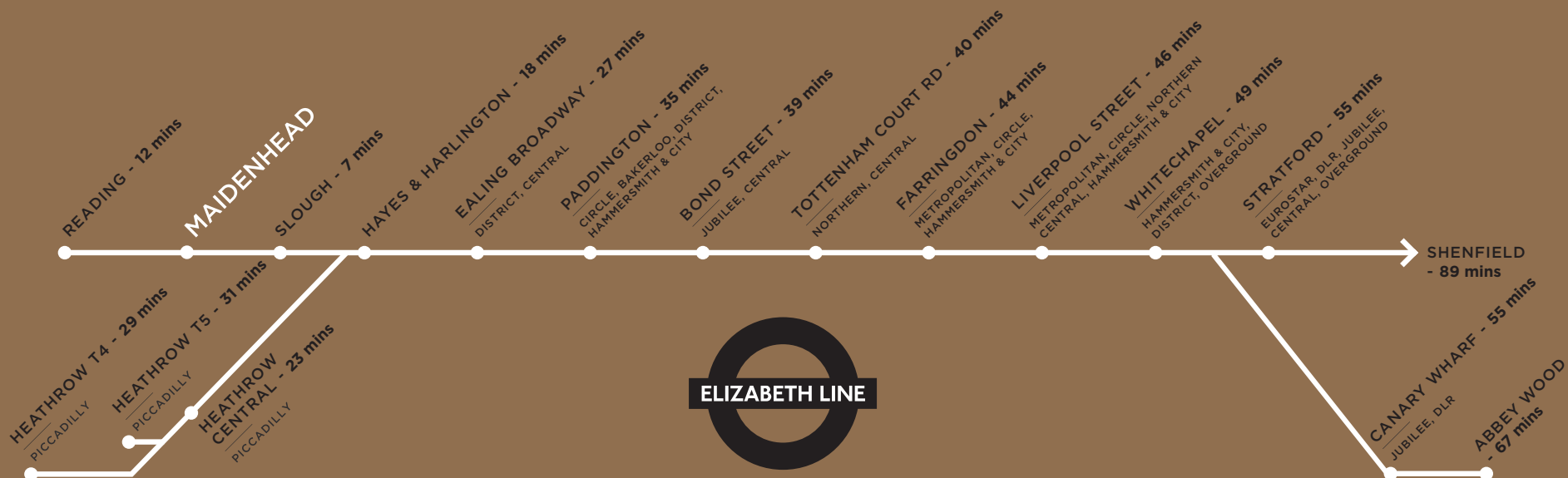
BY RAIL (time in minutes)



AIRPORTS (time in minutes by road)



Source: Google/National Rail/Citymapper



Source: Crossrail



Switched on for Business



Lantern

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Designed by
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