



MAIDENHEAD SL6 8BW

**18,894 SQ FT (1,755.3 SQ M)**

PRIME SELF-CONTAINED TOWN CENTRE OFFICE

[80moorbridge.co.uk](http://80moorbridge.co.uk)



## FULLY REFURBISHED OFFICE SPACE TO LET OR AVAILABLE ON A FREEHOLD BASIS

80 Moorbridge Road is a striking modern self-contained four-storey office building totalling 18,894 sq ft of Grade A accommodation.














# NET ZERO CARBON BY 2050

**LEGAL & GENERAL ARE COMMITTED  
TO DELIVERING NEW ENERGY AND  
CARBON REDUCTION TARGETS ACROSS  
THEIR PORTFOLIO.**

The road map for 80 Moorbridge Road is to reduce energy consumption by 60% by the end of 2023 with an overarching target of achieving net zero carbon by 2050.

Legal & General propose to reduce energy consumption throughout the building from 62 KWHE/M<sup>2</sup>/YR to 115kWHE/M<sup>2</sup>/YR and improve energy efficiency by 20% by 2050.

To achieve this Legal & General are undertaking the following:

 <p><b>SOLAR FILM</b> installed on glazing to reduce solar heat gain</p>	 <p><b>100% ELECTRIC BUILDING</b></p>	 <p><b>ROOF INSULATION</b> upgrade flat roof insulation to reduce heat loss</p>
 <p><b>HEAT RECOVERY UNITS ON EACH FLOOR</b></p>	 <p><b>PV PANELS ON THE ROOF</b></p>	 <p><b>LIGHTING UPGRADE TO LED THROUGHOUT</b></p>
 <p><b>DAYLIGHT SAVING CONTROLS</b> in common parts and external lighting</p>	 <p><b>SMART BUILDING SYSTEMS</b> including energy consumption controls for Tenants</p>	 <p><b>AUTOMATED SUB-METERING</b> to reduce energy saving opportunities</p>





## NEWLY REFURBISHED COMMON PARTS



VRV AIR-  
CONDITIONING



FULL ACCESS  
RAISED FLOORS  
(100MM CLEAR VOID)



NEWLY  
REFURBISHED  
SHOWERS



LED LIGHTING



40 SECURE CAR  
PARKING SPACES  
ON A RATIO OF  
1:456 SQ FT



NEWLY  
REFURBISHED  
WCS



8-PERSON  
PASSENGER LIFT



18 DEDICATED  
CYCLE RACKS



EPC  
B-35

### Availability (IPMS3)

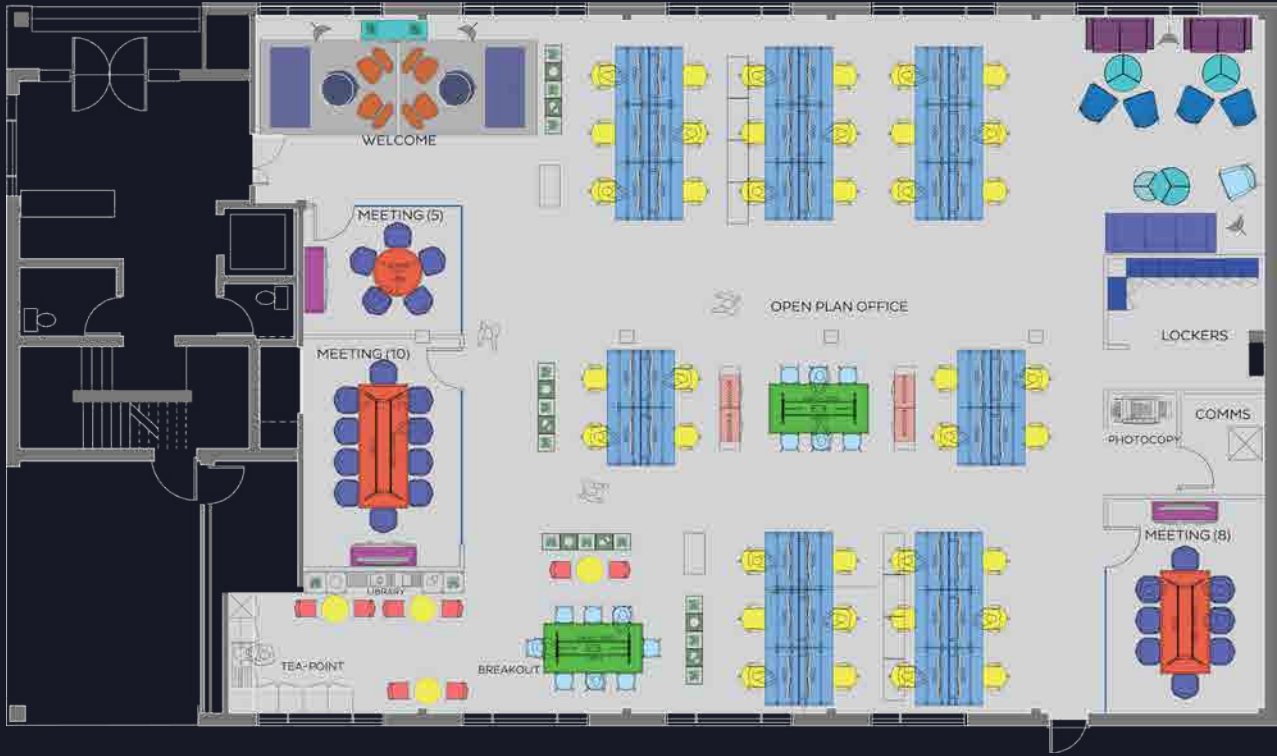
Floor	sq ft	sq m
Third	4,481	416.3
Second	5,067	470.7
First	4,922	457.3
Ground	4,397	408.5
Reception	250	23
Total	18,894	1,755.3



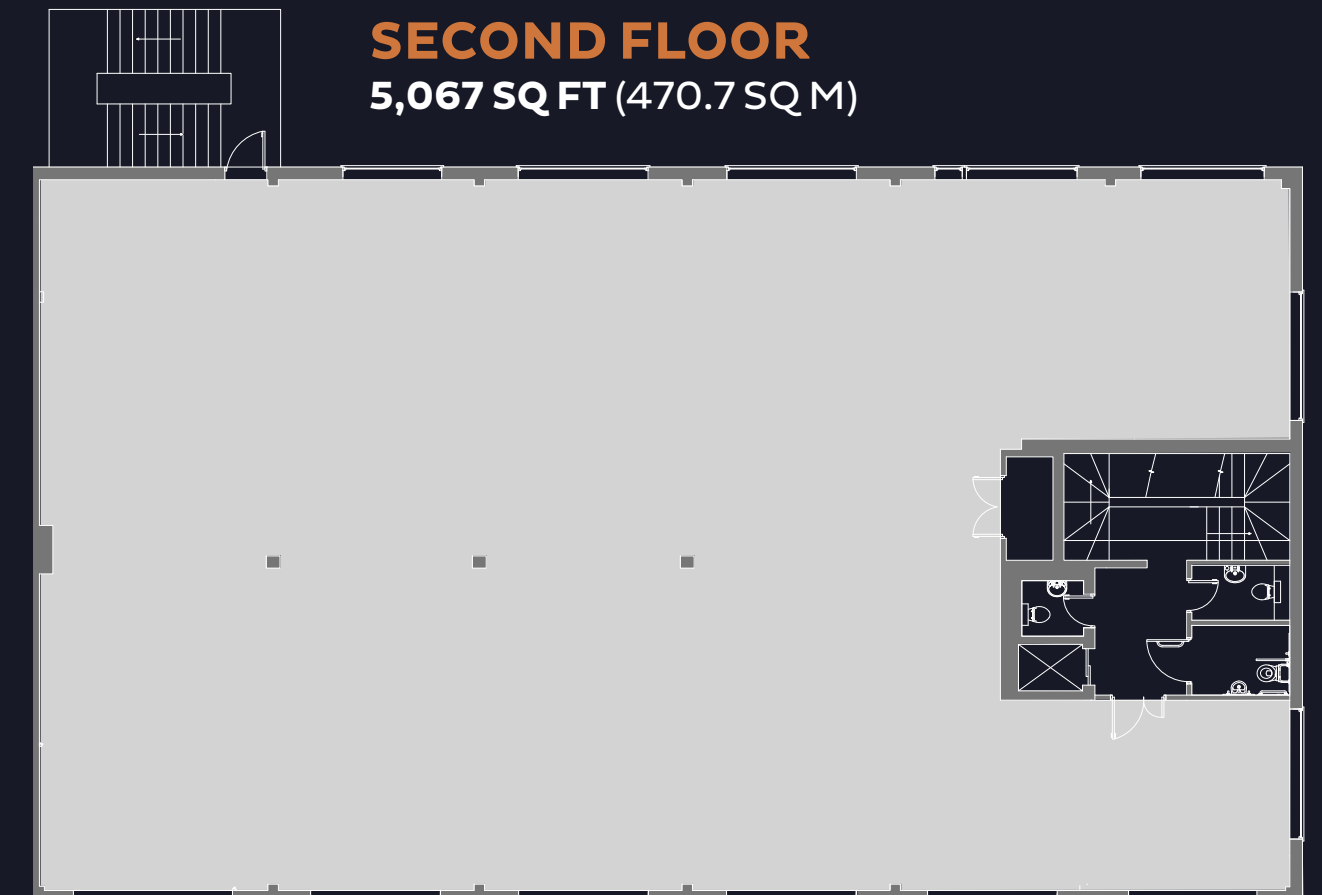
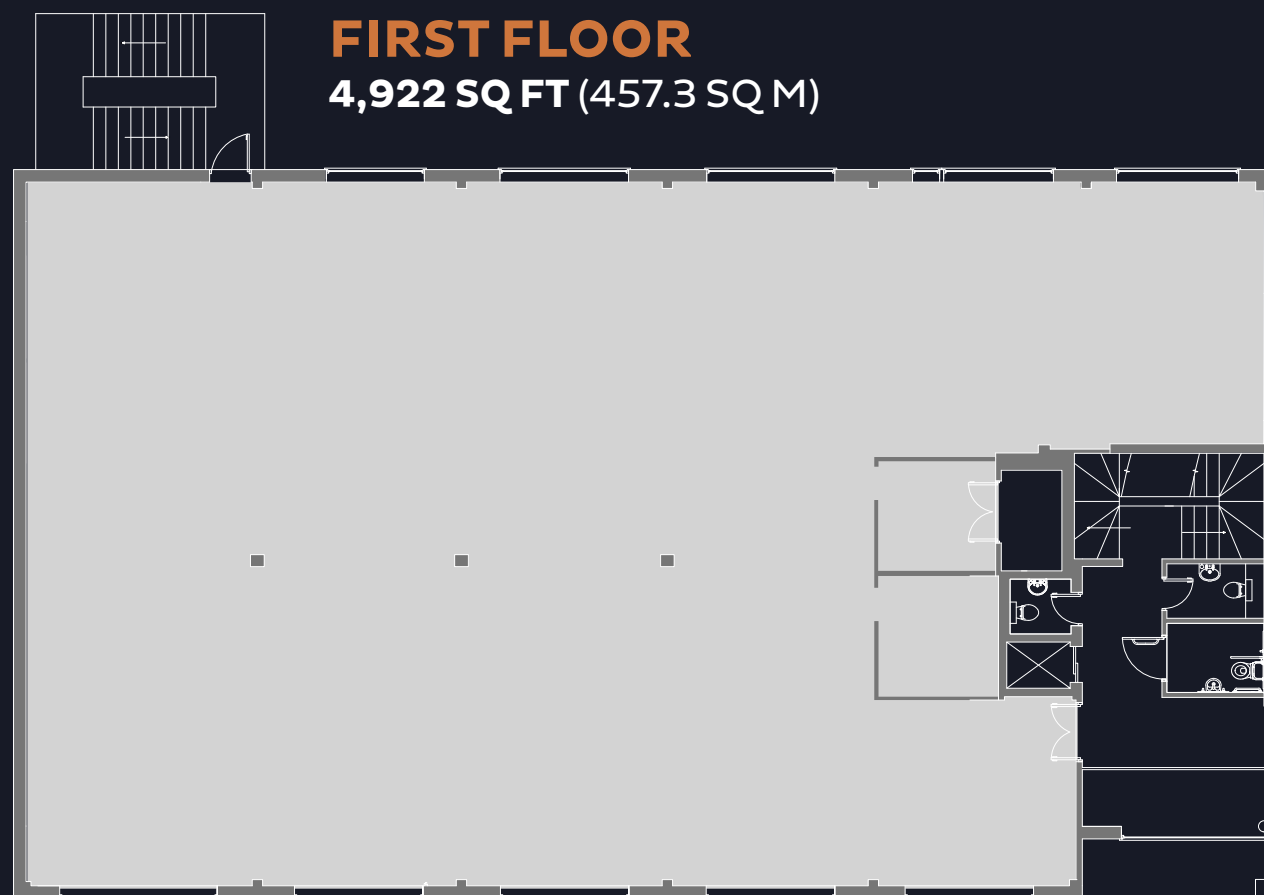
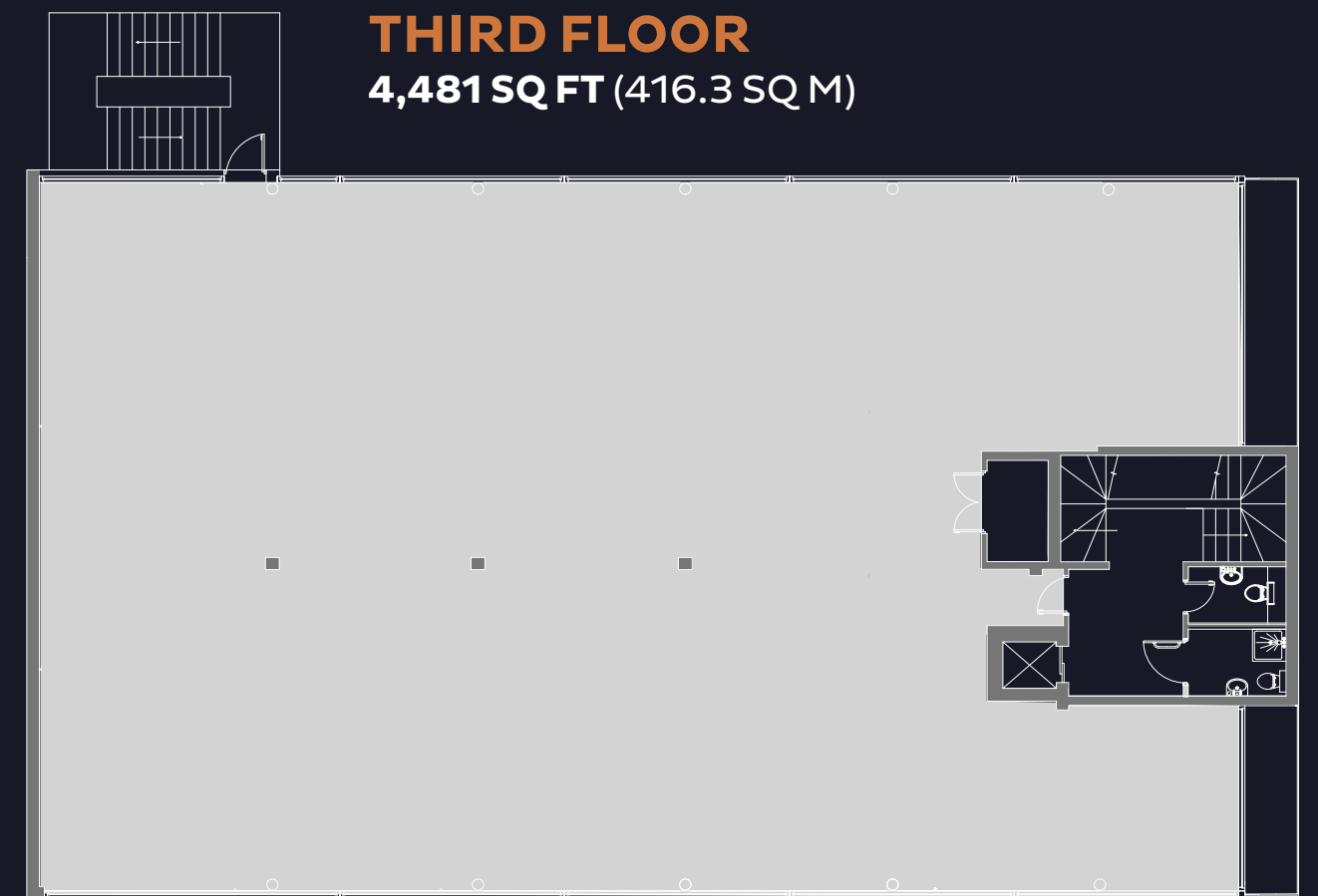
The ground floor offers work-ready fitted space

 FULLY FURNISHED	 QUICK & SIMPLE OCCUPATION	 MODERN DESIGN
 38 WORKSTATIONS	 3 MEETING ROOMS (12/8/5 PERSON)	 COMMS ROOM
 2 INFORMAL MEETING AREAS	 40 HOT DESKING LOCKERS	 FULLY CABLED & POWER POINTS

**GROUND FLOOR**  
**4,397 SQ FT (408.5 SQ M)**









GROUND FLOOR  
CAPSULE SUITE





<b>Cafés</b>	mins walk	<b>Hotels</b>	mins walk
Bakedd Artisan Bakery	5	Premier Inn	9
Caffé Nero	8	Travelodge	10
Flavio's Coffee Bar & Restaurant	9	Fredrick's	(car 6 mins)
		Holiday Inn	(car 7 mins)
<b>Bars &amp; restaurants</b>	mins walk	Monkey Island Estate, Bray	(car 11 mins)
Sorano Italian Restaurant	3	Oakley Court Hotel	(car 12 mins)
Coppa Club	4	Cliveden House, Taplow	(car 12 mins)
Pizza Express	4		
The Bear	5	<b>Leisure facilities</b>	
The Maiden's Head	6	The Moor	1
Roux at Skindles	11	The River Thames	10
<b>Shopping</b>	mins walk	David Lloyd Club	12
Waitrose	3	Kidwells Park	12
Marks and Spencer	7	Odeon Cinema	12
Boots	7	Braywick Sports Ground	(car 8 mins)
Sainsbury's	8	Braywick Park Leisure Centre	(car 8 mins)
Santander & HSBC	6	Spirit Health Club	(car 7 mins)
Lloyds & Barclays	8	Norden Farm Arts Centre	(car 7 mins)
Pandora, H&M, Top Shop	9	Maidenhead Rowing Club	(car 4 mins)
WHSmith	10	Maidenhead Tennis Club	(car 4 mins)
Fleur de Lis Florist	11		

◀ To M4 J8/9



**Maidenhead Station**

The Landing

Nicholsons Shopping Centre

High Street

Coppa Club

Chapel Arches

Forlease Road

Waitrose



80  
MOORBRIDGE ROAD

Additional car parking

Moorbridge Road

Saint-Cloud Way A4

Bridge Road A4

The Moor

▼ To River Thames



# CONVENIENTLY LOCATED

80 Moorbridge Road is positioned just off Maidenhead High Street, adjacent to Waitrose and only a short walk from Maidenhead mainline train station.

Town centre facilities include a wide range of national retailers and restaurant amenities together with an Odeon multiscreen cinema, Nicholsons Shopping Centre, David Lloyd Leisure Centre and a number of well know hotel operators.

Maidenhead is located on the River Thames and offers one of the most attractive environments in the Thames Valley including some of the UK's foremost restaurants including The Fat Duck and The Waterside Inn.

# THE REGENERATION INCLUDES



OVER 60  
NEW SHOPS  
& EATERIES



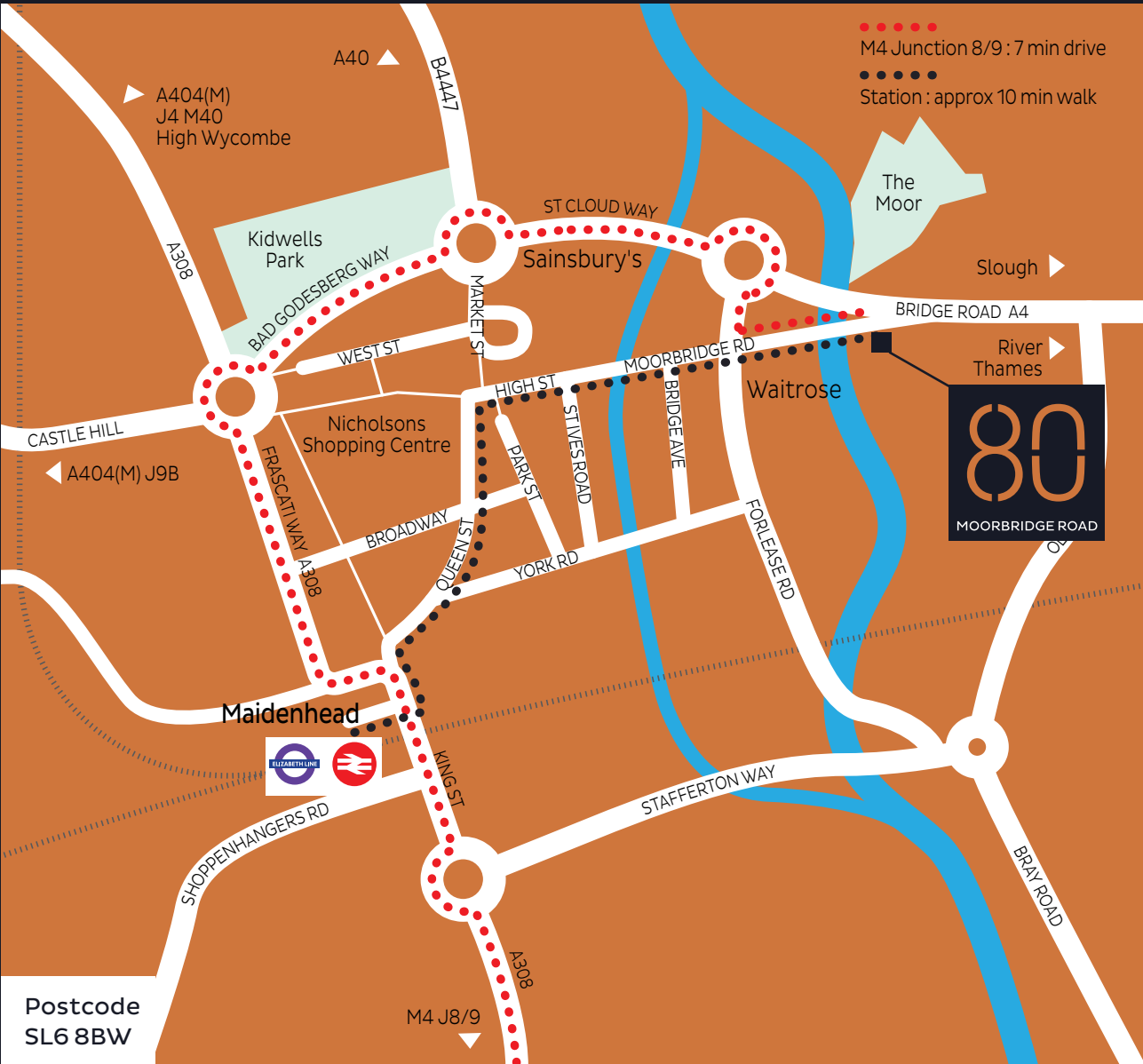
£800M TOTAL  
INVESTMENT



OVER 1,300  
RESIDENTIAL  
UNITS



MORE THAN  
200,000  
SQ FT OFFICES







Roux at Skindies restaurant, Mill Lane



The White Lion sculpture dedicated to Sir Nicholas Winton



## LEADING THAMES VALLEY LOCATION

Maidenhead is a leading town is a leading Thames Valley office location, easy to access from junction 8/9 M4 and with excellent rail services which includes the Elizabeth Line. The town has a number of leading companies from a range of sectors.



SEIKO



LEXMARK

SDL\*



Coppa Club restaurant, Bridge Avenue



The Fat Buddha restaurant, Bridge Street



The Boathouse at Boulter's Lock



### Road

M4 (junction 8/9)	2 miles
M40 (junction 4)	8 miles
M25 (junction 15)	10 miles
Central London	25 miles

### Rail (fastest)

Reading (GWR)	9 mins
London Paddington (GWR)	18 mins
Heathrow Airport	32 mins

### Air

Heathrow Airport	15 miles
Luton Airport	42 miles
Gatwick Airport	50 miles



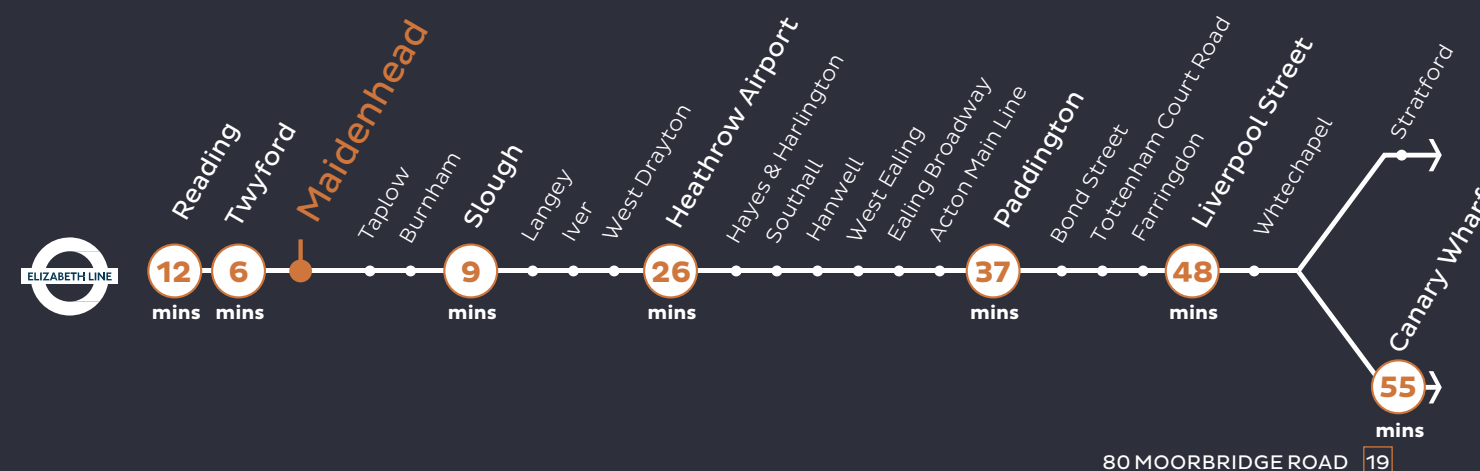
18 80 MOORBRIDGE ROAD



Waitrose, Moorbridge Road



Bardo Lounge, High Street



80 MOORBRIDGE ROAD 19





**An investment by**



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