

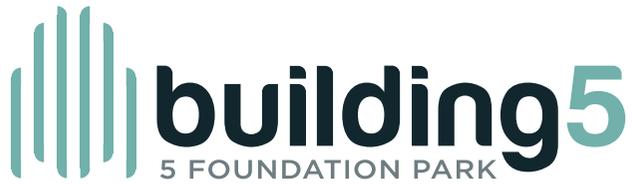


building5
5 FOUNDATION PARK



Office Space
TO LET

**High spec fully fitted office suite within premier
Maidenhead office park | 16,420 sq ft (1,525.47 sq m)**



High spec fully fitted office suite
within premier Maidenhead office park
16,420 sq ft (1,525.47 sq m)

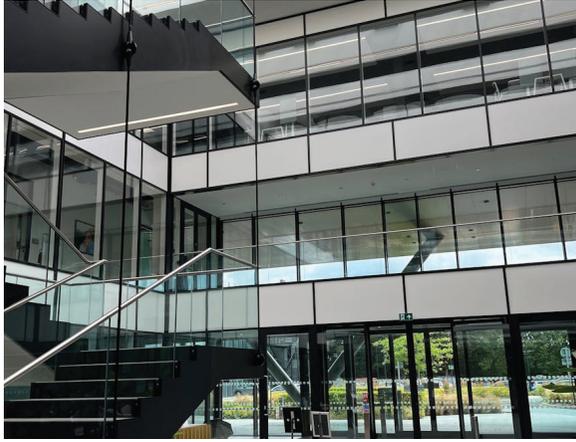
DESCRIPTION

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 two 12-person meeting rooms, various smaller meeting rooms, phone booths, storage space and a large canteen/kitchen area. Current layout includes c.100 fixed workstations and 10 individual offices, plus various flexible hot-desking areas, with the ability to increase occupancy density.

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

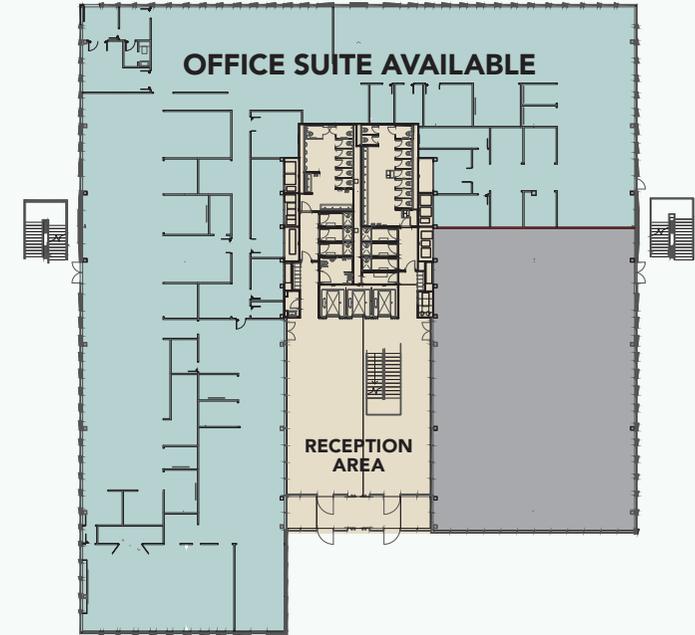




ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Part Ground Floor	16,420	1,525.47	Available Now
TOTAL	16,420	1,525.47	



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	£8.48 per sq ft (valuation)
Estate Charge	£3.16 per sq ft
EPC	A

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.

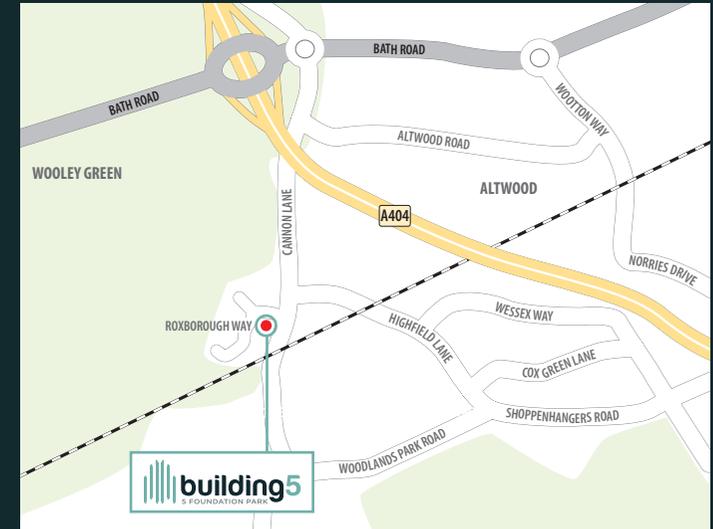
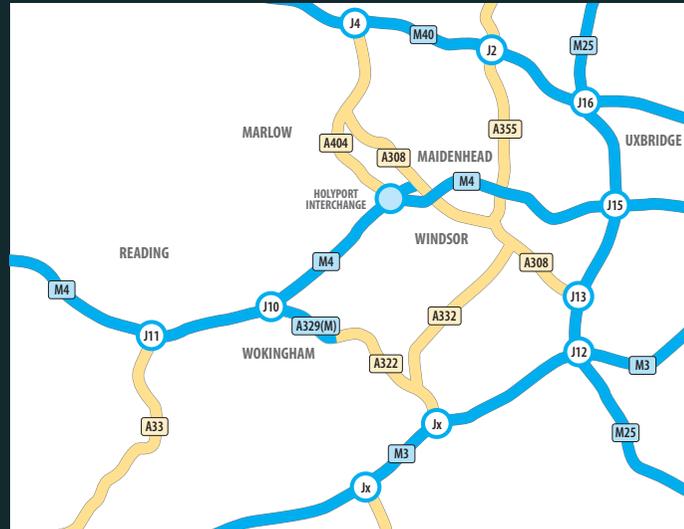


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LOCATION

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.



CONTACT

For further information please contact



Alex Watkins
+44 7840 715829
alex.watkins@jll.com

Edward Hoyle
+44 7763 203875
edward.hoyle@jll.com

Kate Clark
+44 7802 789702
kate.clark@jll.com