

FOUNDATION PARK  
MAIDENHEAD

BUILDING 5  
PART 1ST FLOOR REMAINING





LIGHT, AIRY AND STYLISHLY DETAILED  
TRIPLE HEIGHT RECEPTION AREA.



EXPANSIVE FLOORPLATE AND FULL HEIGHT GLAZING PROVIDING STATE-OF-THE-ART SPACE FLOODED WITH NATURAL LIGHT.



BATHROOMS THROUGHOUT BUILDING 5 ARE FINISHED TO THE HIGHEST SPECIFICATION.



Maidenhead Railway Station / Crossrail

M4 to M25 / Heathrow Airport

A404M

BUILDING 5

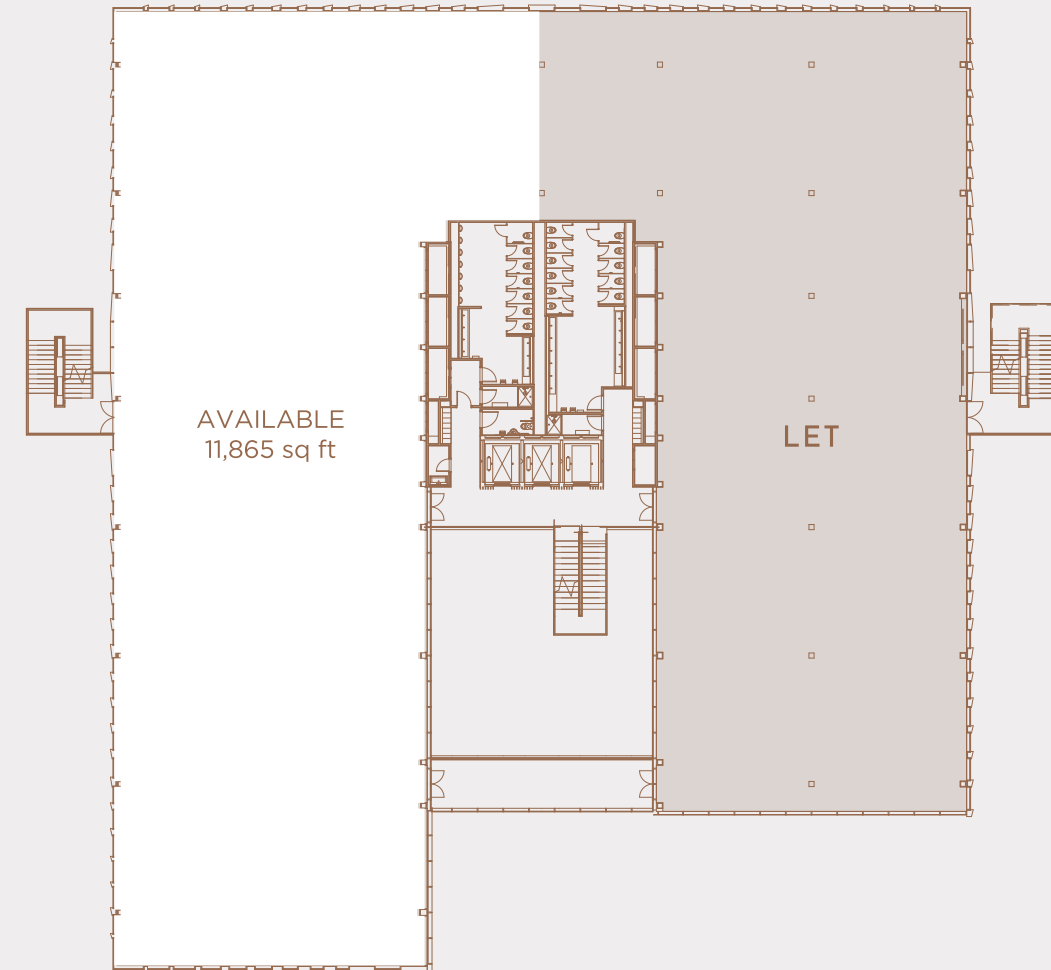
FOUNDATION PARK OFFERS AN ENVIRONMENT DESIGNED AND BUILT TO THE HIGHEST QUALITY

# SPECIFICATIONS

- 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
- Parking ratio of 1:250 sqft



# FIRST FLOOR



	SQ FT	SQ M
Part First Floor	11,865	1,102



# FOUNDATION PARK OFFERS AN INSPIRING ARRAY OF ON-SITE AMENITIES AND WELLNESS INITIATIVES.



## HEALTH

- Weekly yoga class by a qualified teacher
- Discounted gym membership at Bisham Abbey National Sports Centre (£25pm)
- Boxing and pilates classes
- Boot camps with a personal trainer carried out at the Park
- Cycle/running routes outside of Foundation Park
- Table tennis tables
- Free Foundation Park bicycles for tenants to use at their leisure

## CONVENIENCE

- Amazon lockers – staff can have goods delivered or returns collected safely and securely
- A dry cleaning company comes to the site twice a week to collect and deliver
- Special rates organised with several businesses in Marlow. EG: 15% off flowers, 20% off Pizza Express, 10% off Barroosh
- On-site gardener 5 days per week
- On-site security 24/7 and on site management team
- Car valet services
- The Foundation Park shuttle bus service runs from 7.30am-7pm between the park and Maidenhead town centre and train station



FOUNDATION PARK PROVIDES A DEDICATED SHUTTLE BUS THAT IS RUN ON SUSTAINABLE PLANT OIL TO AND FROM MAIDENHEAD TOWN CENTRE, THROUGHOUT THE DAY

# PARK DELI AT FOUNDATION PARK



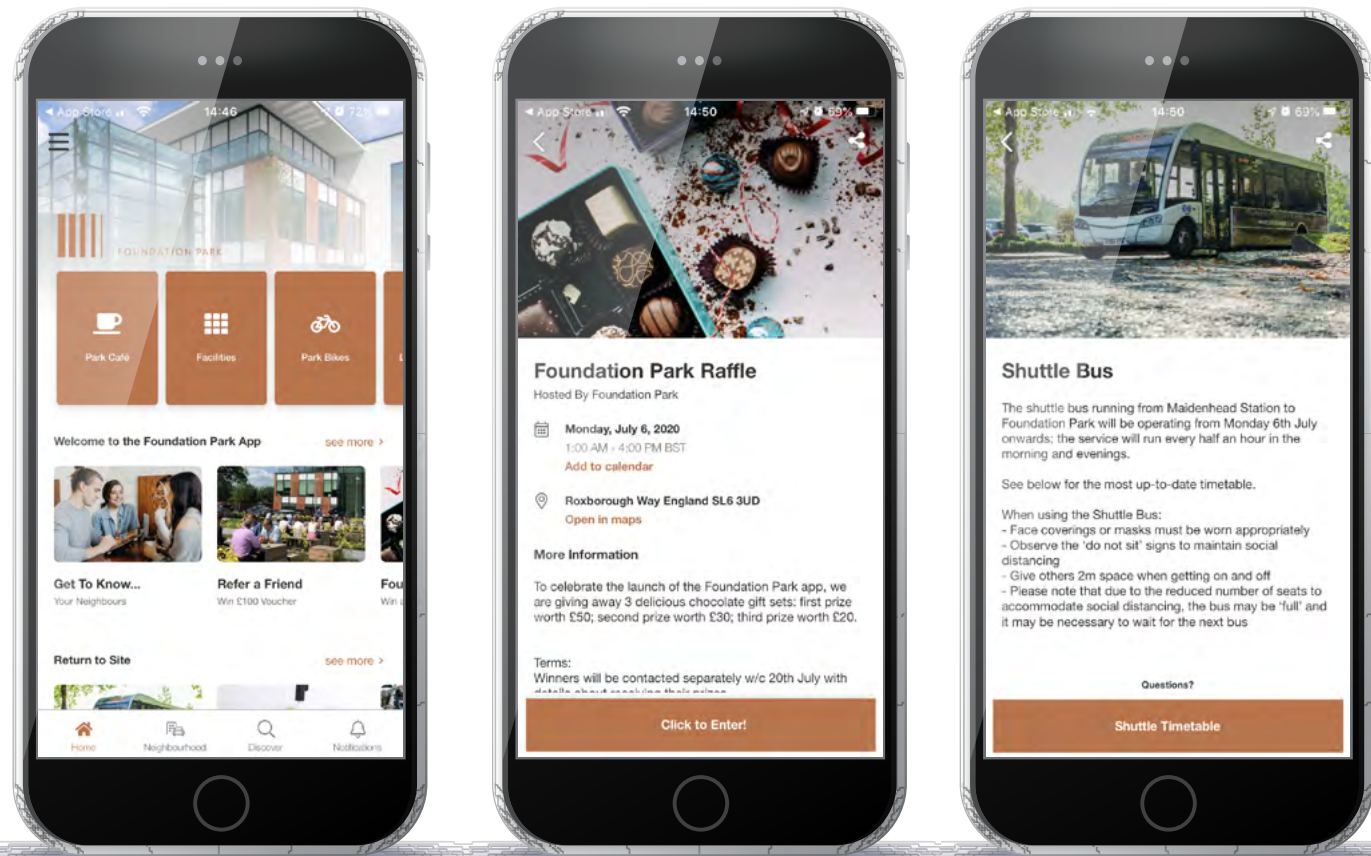
Our on-site café offers hot and cold food, snacks & beverages, including sandwiches, jacket potatoes, daily specials, vegetarian dishes and a fresh salad bar

- Free WiFi
- Open daily 8:00am - 4:00pm
- Offering ample seating inside or on the landscaped terrace
- Summer initiatives such as ice cream trucks come to site

# THE FOUNDATION PARK APP ENABLES OUR TENANTS TO UPGRADE THEIR BUILDING EXPERIENCE BY PROVIDING A DIGITAL HUB FOR THEIR PHYSICAL SPACES.

## APP FEATURES

- Increased tenant collaboration
- Ability to book gym and fitness classes
- Live shuttle bus and train times
- Event diary
- Daily cafe updates and menus
- Park news
- Potential to have a door access system
- Reduce environmental waste: less plastic cards and paper



# SMART BUILDINGS @ FOUNDATION PARK.

JP Morgan Asset Management are committed to Smart Buildings, Analytics and Big Data technologies to reduce its impact on the environment.

Asset IQ can be used for analysing the information the client is willing to have an insight about, such as:

- Service Charge
- Life Cycle Planning
- Indoor Air Quality

## 1. CONNECT

Connect to the building via a plug-in software installed on the existing BMS head end computer.

## 2. ANALYSE

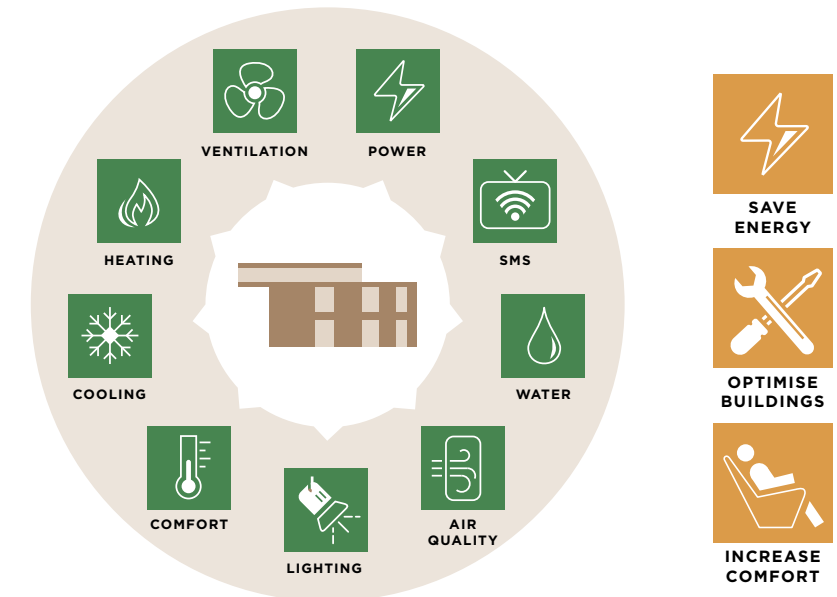
The live data is continuously sent to the Asset IQ cloud servers to be recorded and analysed.

## 3. VISUALISE

Visualise through an intuitive web use interface all the data related to the building services.

## 4. IMPROVE

Use the information provided to keep track of the efficiency and drive improvement.



**FOUNDATION PARK OFFERS EXCELLENT LOCAL, NATIONAL AND INTERNATIONAL CONNECTIONS BY ROAD, RAIL AND AIR.**



Located 30 miles west of London, Maidenhead is one of the leading towns in the Thames Valley offering excellent connections by road, rail and air. Just 16.5 miles from London Heathrow Airport and only two miles from the M4 and 14 miles from the M25 motorways, Maidenhead also boasts a direct rail link into London Paddington (30 minutes) and will be one of the stops on the new Elizabeth line.

Delivering an enviable combination of great business benefits, unbeatable connections and exceptional quality of life for employees, Maidenhead boasts a highly skilled workforce across the financial and business service sectors as well as computing, R&D and the pharmaceutical industry.

The town is home to a number of high profile corporate occupiers including Hutchison 3G, Abbott Laboratories, SAP, Biogen and Pfizer as well as Johnson & Johnson and Lexmark on Foundation Park itself.



**CAR**

Foundation Park is just two minutes drive off the A404(M) (J9B), which also provides direct access to the M4 (J8/9) in less than five minutes.

The Park is built for the future, and includes a set of electric car charging points.

- Central London
- 40 minutes**
- M25
- 14 minutes**
- London Heathrow Airport
- 25 minutes**
- M4 motorway
- 5 minutes**

M40 motorway

**10 minutes**

Central Maidenhead

**8 minutes**

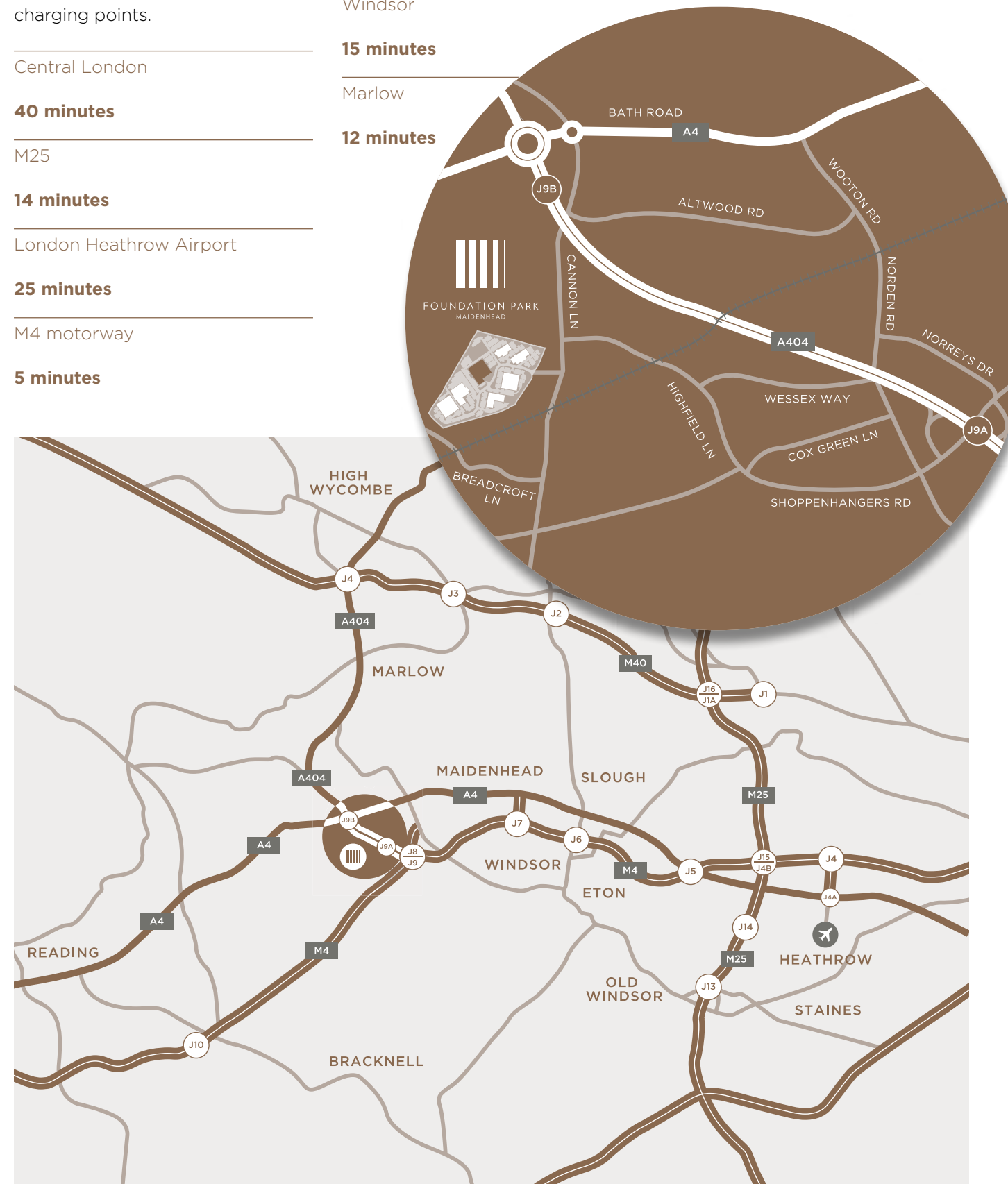
Windsor

**15 minutes**

Marlow

**12 minutes**

**LOCATION**



# CONNECTIONS

## ELIZABETH LINE

The Elizabeth line provides a new east-west route across Greater London. Maidenhead will be a major station on the route strengthening its links across the national rail network.

Central London (Bond Street)

**39 minutes**

City of London (Liverpool Street)

**46 minutes**

Canary Wharf

**55 minutes**

## TRAIN

Maidenhead's mainline rail station provides a direct link to London Paddington and Reading.

Paddington Fast Train

**30 minutes**

Reading

**16 minutes**

## FOUNDATION PARK SHUTTLE BUS

Foundation Park provides a dedicated shuttle bus that is run on sustainable plant oil which runs Monday to Friday, every 15 minutes at peak times.

The morning service starts at 07:30, lunchtime service starts at 11:52 and the last bus of the day is at 18:40.

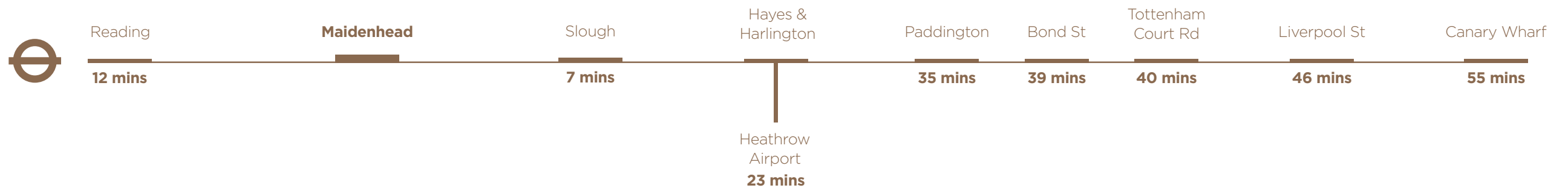
Maidenhead station and town centre are 10 minutes away.



### TRAIN TIMES FROM MAIDENHEAD:

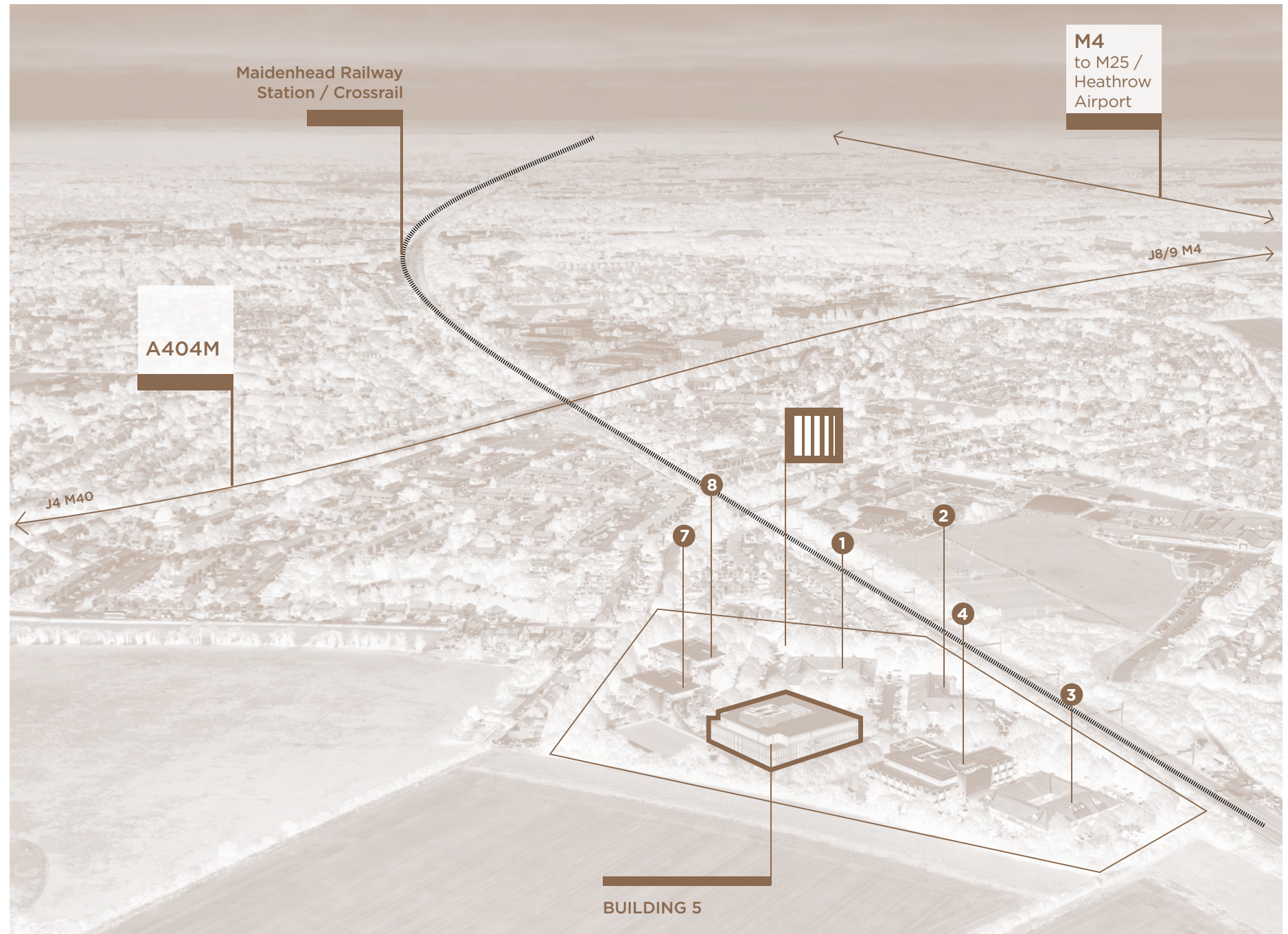


### ELIZABETH LINE TIMES FROM MAIDENHEAD:



# THE BUILDINGS

## PARK OCCUPIERS



## BUSINESSES WITH HQ IN MAIDENHEAD





## THE NEIGHBOURHOOD

Maidenhead is home to a whole host of work, leisure and retail facilities that help deliver a healthy work-life balance for businesses and their staff.

### HOTELS

- Holiday Inn
- Walton Cottage Hotel
- Travelodge
- Fredrick's Hotel & Spa
- Thames Riviera Hotel
- Taplow House Hotel

### RESTAURANTS & BARS

- The Crown
- The Beehive
- The Cricketers
- The Thatched Cottage

- The Hinds Head
- The Fat Duck
- The Waterside Inn
- The Coach
- The Hand & Flowers

### FITNESS & LEISURE

- David Lloyd
- Magnet Leisure Centre
- Spirit Health Club
- Bisham Abbey National Sports Centre
- Castle Royle Golf Club
- Temple Golf Club





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October 2022