

# tempo

MAIDENHEAD



# INTRODUCING

30,000 sq ft of outstanding,  
next-generation workspace  
available Q4 2025



It's time for **something extraordinary.**



**30,000 sq ft** of workspace coupled  
with **3,800 sq ft** of private terracing.



# THE AREA



# An abundance of food, drink & retail on your doorstep

The Thames



Cliveden House, Berkshire



Coppa Club



The area is surrounded by food, drink and culture. As part of a rapidly evolving town, Maidenhead continues to see new and exciting amenities opening on a regular basis.

Town Centre



Bakedd Café





Gringer Hill

Cookham Road

Marlow Road

A4 Castle Hill

St Mark's Road

A4 Bath Road

Frascati Way

King Street

West Street

Market Street

High Street

Costa

Café Nero

Greggs

M&S

The Bear

Bakedd Café

Bridge Avenue

Park Street

St Ives Road

York Road

Forleese Road

Oldfield Road

tempo  
MAIDENHEAD



Maidenhead Station

Oneills

Bell Street

David Lloyd

One Maidenhead

Travelodge

Grenfell Park

Station Car Park

Shoppenhangers Road

Fredricks Hotel

Stafferton Way

Vicus Way Car Park

Braywick Road

Braywick Sports and Recreation Ground

Braywick Park

Bray Road

RIVER THAMES

Thames Riviera Hotel

Taplow House Hotel

Miller & Carter Taplow

River Arts Club

Lake House Café

The Moor

Kidwell's Park

Hines Meadow Car Park

Premier Inn

F45

El Cerdo

Bardo Café

Coppa Club



# YOUR NEIGHBOURS

**COPPA**  
CLUB

  
bakedd  
artisan bakery

**F&S**

THE FAT  
BUDDHA

  
SAUCE & FLOUR

**M&S**  
EST. 1884

  
EL CERDO  
TAPAS BAR

*David Lloyd*

STORIA

THE BEAR  
FREEHOUSE

*Italian*  
**Presto**  
*Street food*

BARDO

  
O'Neill's  
EAT · DRINK · ENJOY

**TONI & GUY**

  
Travelodge

*Paperchase*

CAFFÈ  
**NERO**

Sainsbury's

**COSTA**

**ODEON**

*Boots*

 Santander

  
NatWest

  
LLOYDS

Premier Inn 





# GET THERE FASTER

Sitting just opposite  
Maidenhead Station.

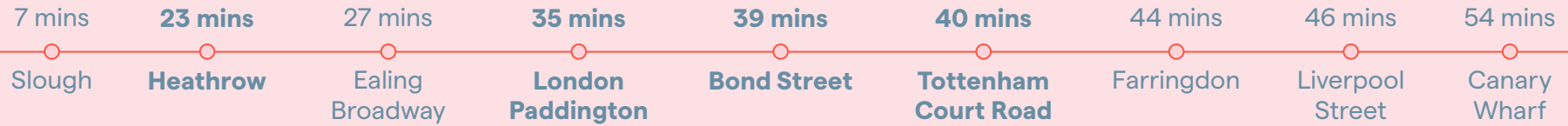
Tempo benefits from outstanding  
transport connections, with the  
Elizabeth Line and National Rail  
just seconds away. It has rapid  
connectivity to the M4 and beyond.



# TRANSPORT

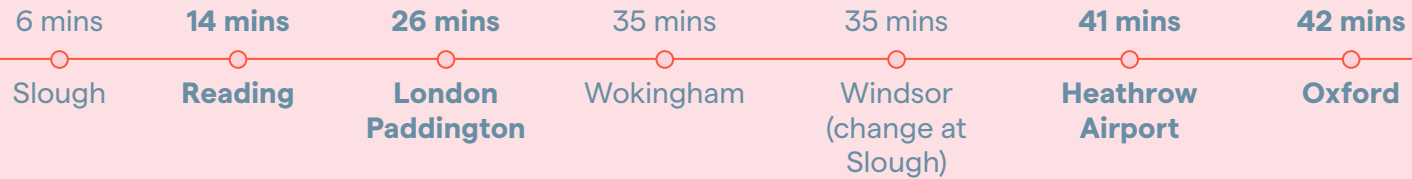
## Elizabeth Line

All times from Maidenhead Station



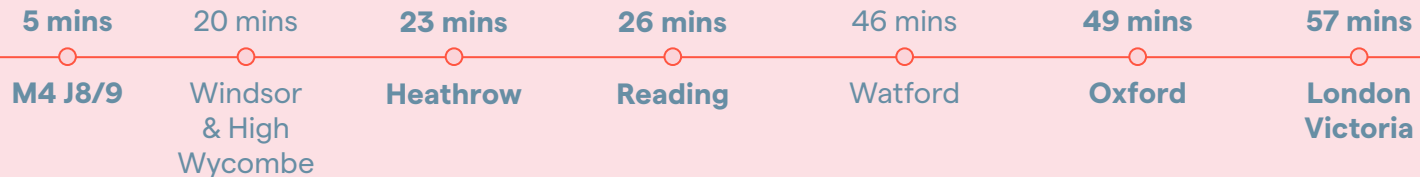
## Train

All times from Maidenhead Station



## Car

All times from Tempo



## Bus

Buses run frequently throughout the day





# THE BUILDING





tempo

CAFE

TEMPO

An indicative cgi of the café and entrance of the building





An indicative cgi of the reception on the ground floor





comet

An indicative cgi of the café on the ground floor





CAFE

An indicative cgi of the café on the ground floor



# SCHEDULE OF AREAS

## FLOOR

## ROOF TOP

## 3

## 1-2

## G

## TOTALS

	sq. ft	sq. m
Multi-Purpose Pavilion	1,942	180
The Pavilion	605	56
Club Lounge	1,106	103
Galleried Walkway	402	37
Terrace	8,371	499
Office Space	30,066	2,793
Terrace	3,813	354
Office Space	Let to Johnson & Johnson	
Office Space	Let to Johnson & Johnson	
Café	1,559	145
Reception	3,437	319
<b>Office Space</b>	<b>30,066</b>	<b>2,793</b>
<b>Terraces &amp; Winter Gardens</b>	<b>12,184</b>	<b>853</b>
<b>Pavilions</b>	<b>2,547</b>	<b>236</b>
<b>Café</b>	<b>1,559</b>	<b>145</b>
<b>Reception</b>	<b>3,437</b>	<b>319</b>

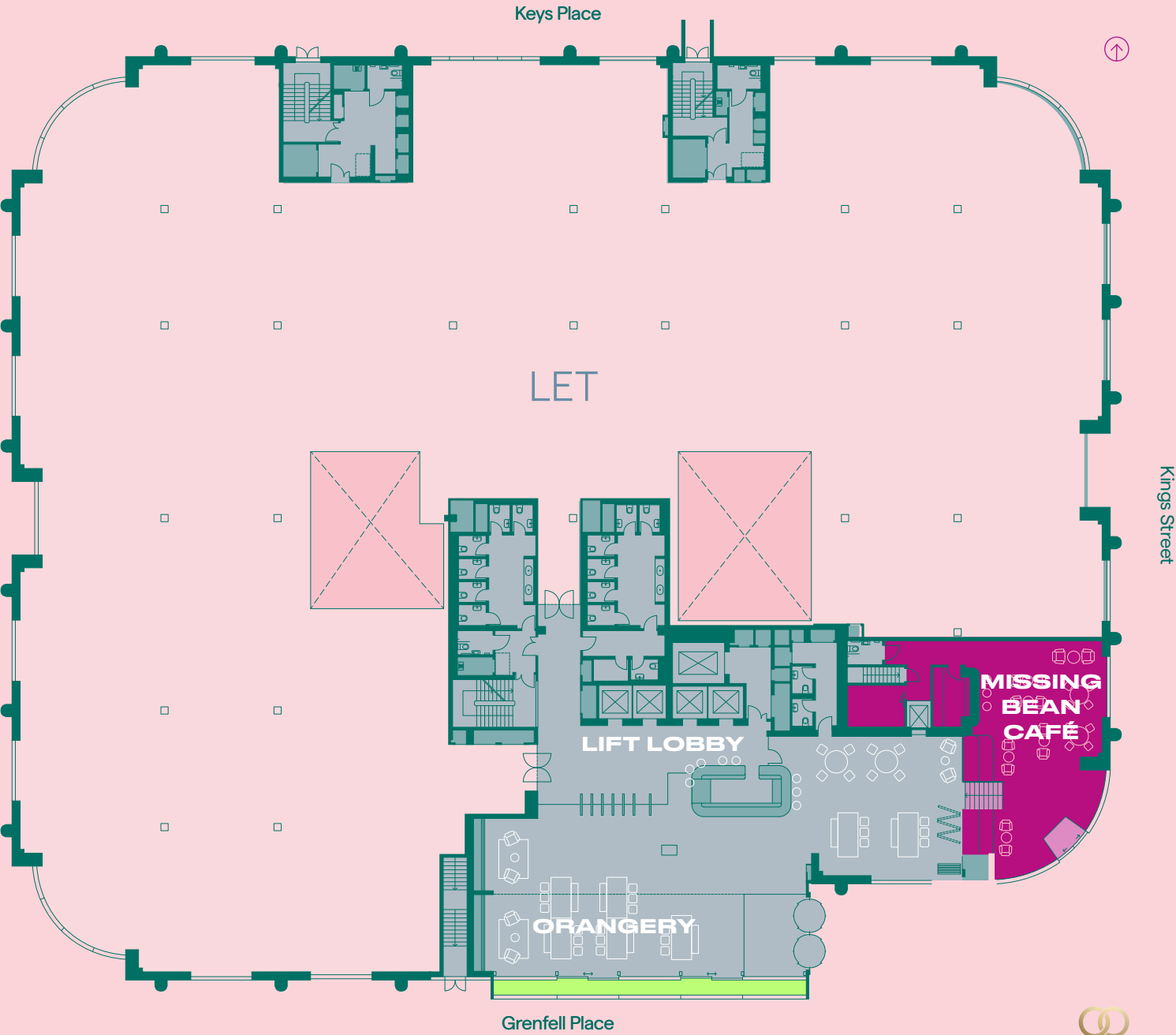


# GROUND FLOOR



Café  
1,559 sq. ft / 145 sq. m

Reception  
3,437 sq. ft / 319 sq. m



# THIRD FLOOR

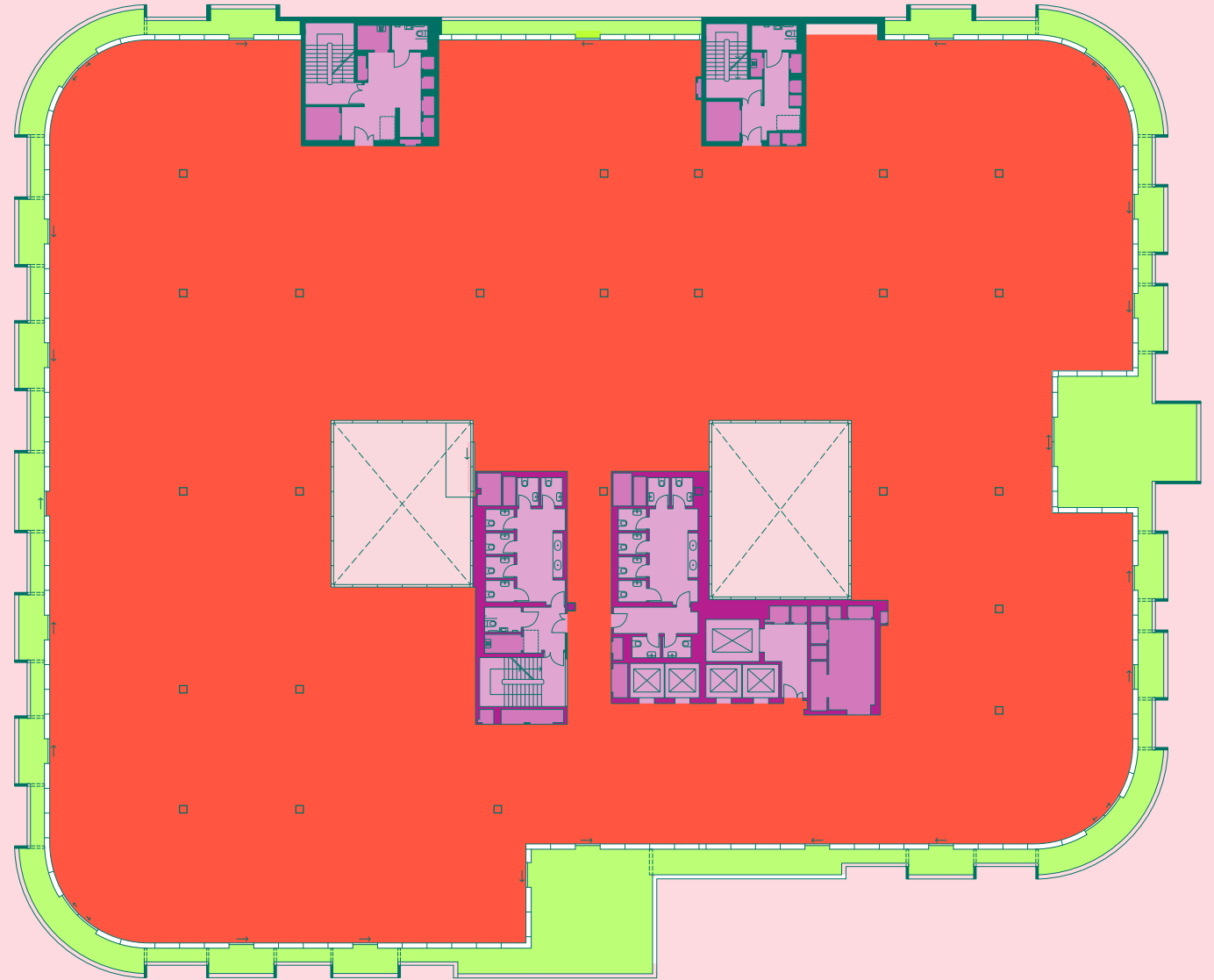


## Office

30,066 sq.ft / 2,793 sq.m

## Terrace

3,813 sq.ft / 354 sq.m





An indicative cgi of a CAT A office space





Indicative tenant fit-out cgi





Indicative tenant fit-out cgi



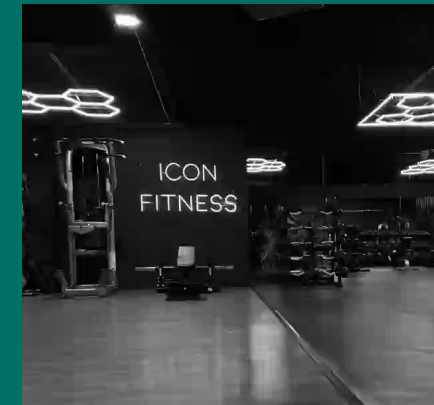


# END OF JOURNEY

- Secure on-site parking at a ratio of 1:500 sq ft
- EV charging points
- **Male, female** and flexi changing facilities
- Secure cycle storage with maintenance facilities
- **Icon Gym**
- Treatment room

# A NEW LEVEL OF ONSITE AMENITIES

- Missing Bean **café**
- **ICON** at Tempo Gym
- **Ethos Farm** front of house services
- Full enlivenment **calendar**
- **Podcast Room**
- Bespoke Tempo **App**
- **Treatment room**
- Secure storage for 130 bicycles
- Male, female and flexi **changing rooms**
- Amenity rich, town centre **location**
- Male & female **changing** facilities with secure **digital lockers**



# EVENTS & ENLIVENMENT

Charity Partnerships

Event

Enlivenment/  
Weekly Fixture

ONGOING MONTHLY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY
Run Club	Football Screening	Terrarium Workshop	Eco-Friendly Market	Mindfulness Retreat	Oktoberfest	Wine Tasting Evening	Christmas Crafts	Escape Room
Repair Workshops								
Landscaping Volunteering	Rooftop Cocktails	Wimbledon	Sporting Event	Networking Social	Coffee Workshop	Wellbeing Painting	Tempo Ski Chalet	No & Low Cocktail Class
Annual Tempo Charity								
Food Bank Donations	Pride Month	Rooftop Pilates	Lunch & Learn	Summer Sustainability Series	Weekly Tempo 'Ted' Talks	Gift of Giving	Lantern Parade	Tempo Survey 'New Year, New Ideas'

[CLICK HERE TO FIND OUT MORE](#)



# ROOFTOP

## Studio/Auditorium

1,942 sq. ft / 180 sq. m

## Sky Garden

605 sq. ft / 56 sq. m

## Club Lounge

1,106 sq. ft / 103 sq. m

## Terrace

8,371 sq. ft / 778 sq. m





An indicative cgi of The Roof Garden Room





An indicative cgi of The Club Lounge





Indicative view from the pavilion looking into the auditorium





An indicative cgi of the extensive greening on the rooftop terrace





An indicative cgi of the rooftop terrace



# OUR ESG

# HEALTHY PLANET

## TARGETS

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**NABERS** Design for Performance **certified**.  
**Targeting 5 rating**



**WiredScore**  
CERTIFIED

Integrating digital **connectivity**.  
**Targeting 'Platinum' rating**



Targeting an  
**EPC rating 'A'**



Targeting  
**'Outstanding'**



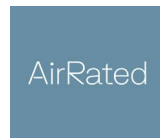
Tempo better than the **RIBA 2025** standards by **14%** and is **35%** better than the **2025 LETI** new building construction targets



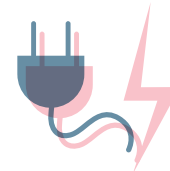
Use of **renewable energy sources** with PV panels on roof



**All electric**  
low carbon building



Air Rated



**EV charging**  
points



Enhanced  
**biodiversity**



**Reducing embodied carbon** through retention of existing materials



# HEALTHY LIVES



**Hybrid Working  
& Event Spaces**



**Green spaces**  
including external  
terraces, winter gardens  
and orangery



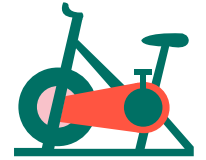
Air Rated



New shower, changing  
room and locker facilities



Secure **cycle storage**  
& **Parking** at 1:500 sq ft



**Basement facilities**  
including spin room

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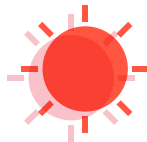
# SUMMARY SPECIFICATION



**Floor-to-ceiling:**  
Ground Level 3.75m  
Upper Levels 2.75 m



**Raft & Exposed**  
Ceilings / Services



Low-energy  
**LED Lighting**



Office occupancy  
ratio: **1:8m2**



**4x regenerative**  
**passenger lifts**  
and 1x goods lift



4 pipe fan coil  
**air conditioning system**





tempo

CAFE



# GET IN TOUCH



**JAMES SHILLABEER**  
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A development by





**THANK YOU.**