

TO LET

COREP



TOR, Maidenhead

Part Ground Floor, 2,572 sq ft

Summary

- VRV heating and cooling a/c
- Excellent Natural Light
- 8 car parking spaces
- Onsite Café
- EPC – B (32)
- High quality fit out
- Flexible leases available
- Showers and changing rooms
- Communal atrium
- 2,572 sq ft
- Sublease
- £34 per sq ft

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Website: co-rep.com



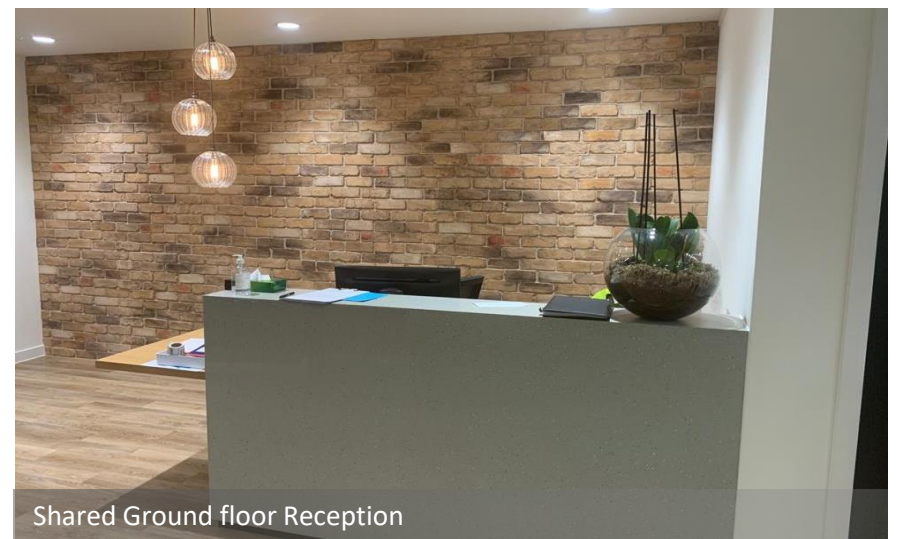
On site café



Shared drop-down area



Communal Break Out



Shared Ground floor Reception

Current Itinerary

The available space is part ground floor and has been fitted to a high specification by the current tenant.

The specification includes:

- 16 open plan desks
- Hot desks/co-working zone
- Board room
- Directors' office
- Comms room
- Kitchen/breakout area



Internal meeting room



Internal office



Outdoor area

Disclaimer

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. Sept 2019

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Part Ground Floor

COREP

Location

Located in the heart of Maidenhead, the part ground floor at TOR offers a combination of high quality office space, excellent onsite facilities with good onsite parking.

The building itself was completed in 2015 as a joint venture development between BlackRock and Rockspring. The building comprises of 67,777 sq ft of Grade A offices. Tenants include Rank Leisure, Grunenthal and Vertiv

Description

TOR's base specification includes:

- VRV heating and cooling a/c
- Full accessible raised floors
- Suspended ceilings with LG7 lighting
- PIR lighting sensors
- Onsite café (main reception)
- Showers and Changing rooms
- Wild garden
- Excellent town centre parking ratio of 1:329 sq ft
- Fully glazed double height reception
- Excellent natural light throughout
- BREAAAM – Excellent
- Allocated cycle spaces

Terms

A new sublease available for a term of years to be agreed.

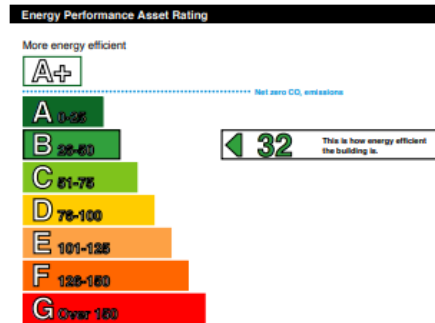
Rent

The quoting rent is £34 per sq ft.



Legal Costs

Each party to bear their own legal costs.



Viewings

Sean Cleaver
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