

THE PEARCE BUILDING

MAIDENHEAD SL6 1RL

THE PEARCE BUILDING

TO LET
5TH FLOOR 6,353 SQ FT

PLUG AND PLAY SPACE
HIGHLY SPECIFIED ACCOMMODATION
TOWN CENTRE LOCATION



SPECIFICATION



OCCUPATIONAL
DENSITY OF 1:8m²



RAISED ACCESS
FLOORS



7 CAR
PARKING SPACES



PLUG AND PLAY



AIR
CONDITIONING



THREE 13 PERSON
LIFTS



27 BICYCLE
PARKING SPACES



EPC A
BREEAM 'EXCELLENT'



FULLY ACCESSIBLE
METAL TILE
SUSPENDED
CEILINGS



LG7 COMPATIBLE
LIGHTING WITH
DAYLIGHT
DIMMING

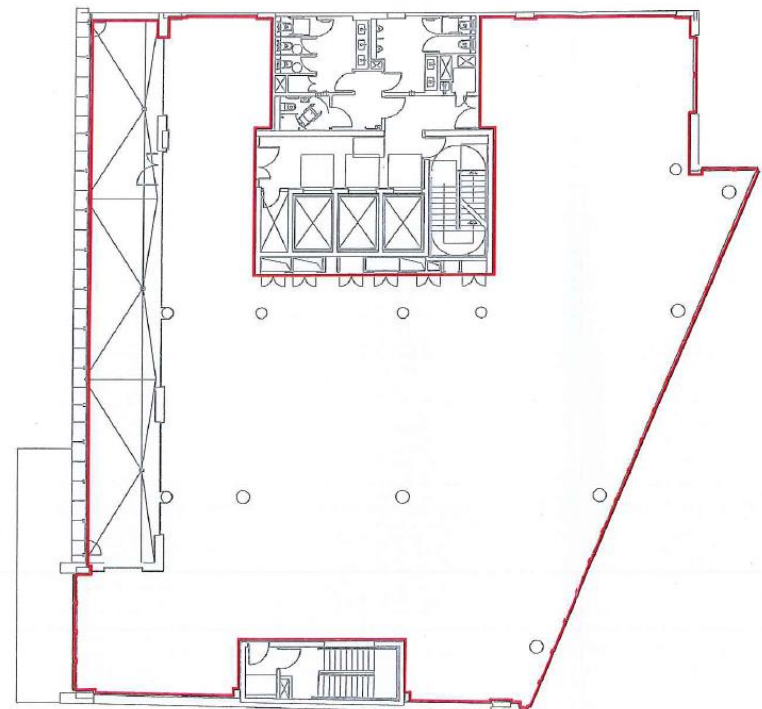


SHOWERS, WITH
CHANGING
AND LOCKER
FACILITIES



DEMISED
TERRACE

5TH FLOOR



LOCATION

THE PEARCE BUILDING IS LOCATED IN MAIDENHEAD TOWN CENTRE. IT BENEFITS FROM DIRECT ACCESS TO JUNCTION 8/9 OF THE M4 WITHIN 10 MINUTES.

MAIDENHEAD TRAIN STATION PROVIDES ACCESS TO LONDON PADDINGTON WITHIN 37 MINUTES, HEATHROW IN 26 MINUTES AND READING IN 12 MINUTES.

MAIDENHEAD IS ON THE ELIZABETH LINE (CROSSRAIL) ROUTE WHICH WILL ONLY HELP TO IMPROVE CONNECTIVITY GOING FORWARD.

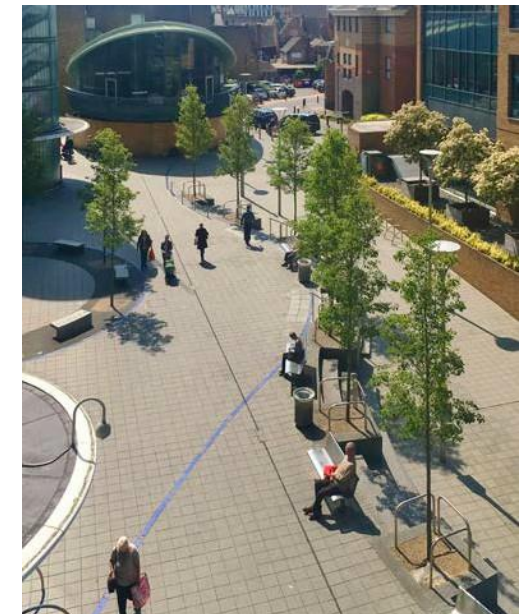
CLOSE BY IS A SAINSBURY'S SUPERSTORE WITH A CAR PARK OFFERING 1,280 PAY & DISPLAY OR SEASONAL SPACES.

MAIDENHEAD

MAIDENHEAD IS A THAMES-SIDE TOWN AND HAS ONE OF THE MOST ATTRACTIVE ENVIRONMENTS IN THE THAMES VALLEY, WITH SOME OF THE UK'S FOREMOST RESTAURANTS INCLUDING THE FAT DUCK AND THE WATERSIDE INN.

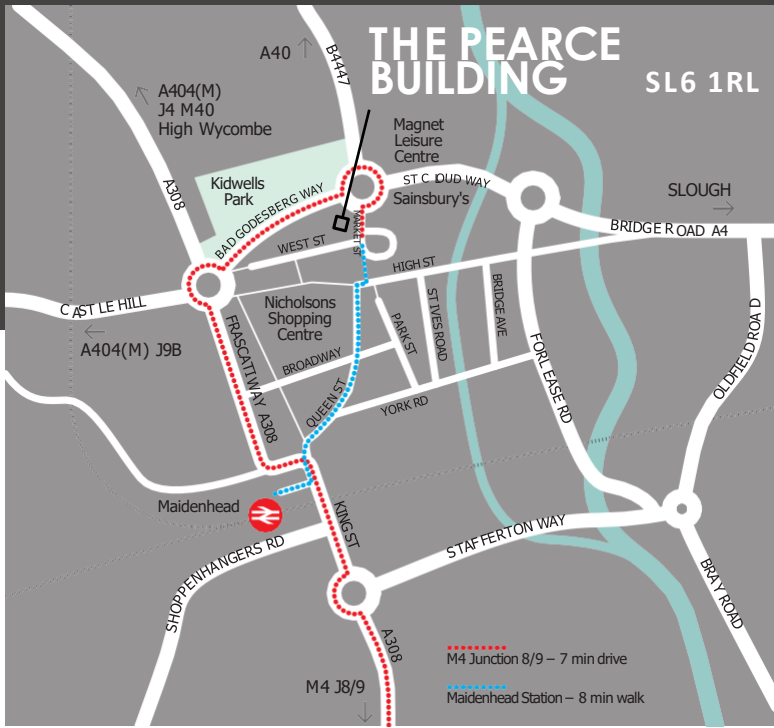
THE TOWN CENTRE OFFERS A RANGE OF LEISURE AND RETAIL AMENITIES, INCLUDING A DAVID LLOYD LEISURE CENTRE AND NICHOLSONS SHOPPING CENTRE.

AMENITIES ARE SET TO BE FURTHER ENHANCED WITH THE IMMINENT REDEVELOPMENT OF THE KING STREET / QUEEN STREET AREA.



A LEADING THAMES VALLEY OFFICE CENTRE





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)	15 mins
London Paddington (GWR)	28 mins
Heathrow Airport	32 mins

AIR

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



Sean Cleaver
 seanc@co-rep.com
 07748 963378
Lauryn Jones
 laurynj@co-rep.com
 07824 826097

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