CONCORDE PARK

MAIDENHEAD • SL6 4BY



A range of fully fitted, turnkey solutions, and open plan, refurbished office accommodation

3,000 – 19,500 sq ft available

THE PARK

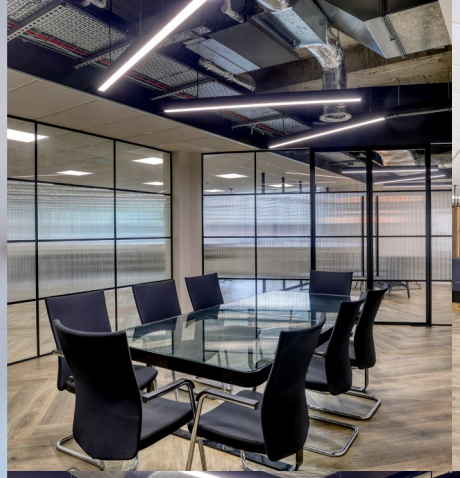
Buildings 1-3 offer a mix of fully fitted and open plan Grade A office suites, ranging from 4,665 sq ft to 19,500 sq ft. Buildings 2-3 can also be split to provide suites from 3,000 sq ft. Turnkey solutions are available from the landlord.

Concorde Park benefits from excellent car parking, an on-site cafe and being located within close proximity of the A404(M), J8/9 of the M4 motorway and Maidenhead town centre.















BUILDING 1

Building 1 offers a mix of fully fitted and open plan Grade A office suites, ranging from 4,665 sq ft to 19,500 sq ft.









BUILDINGS 2-3

Buildings 2-3 can also be split to provide suites from 3,000 – 19,500 sq ft. Turnkey solutions are available from the landlord.

SPECIFICATION











Fully fitted & furnished

VRF air conditioning

Double height reception area

150mm full access raised floors

Suspended ceilings

PIR sensor LED lighting

Shower facilities

Male, female and disabled WCs to each floor

New PV panels

EPC A

AVAILABILITY

BUILDING 1	sq ft	sq m
Ground floor suite 1	**6,648**	**617**
Ground floor suite 2	**4,664**	**433**
Ground floor suite 3		LET
First floor		LET
Total to let	**11,312**	**1,050**
Car parking ratio		1:332 sq ft

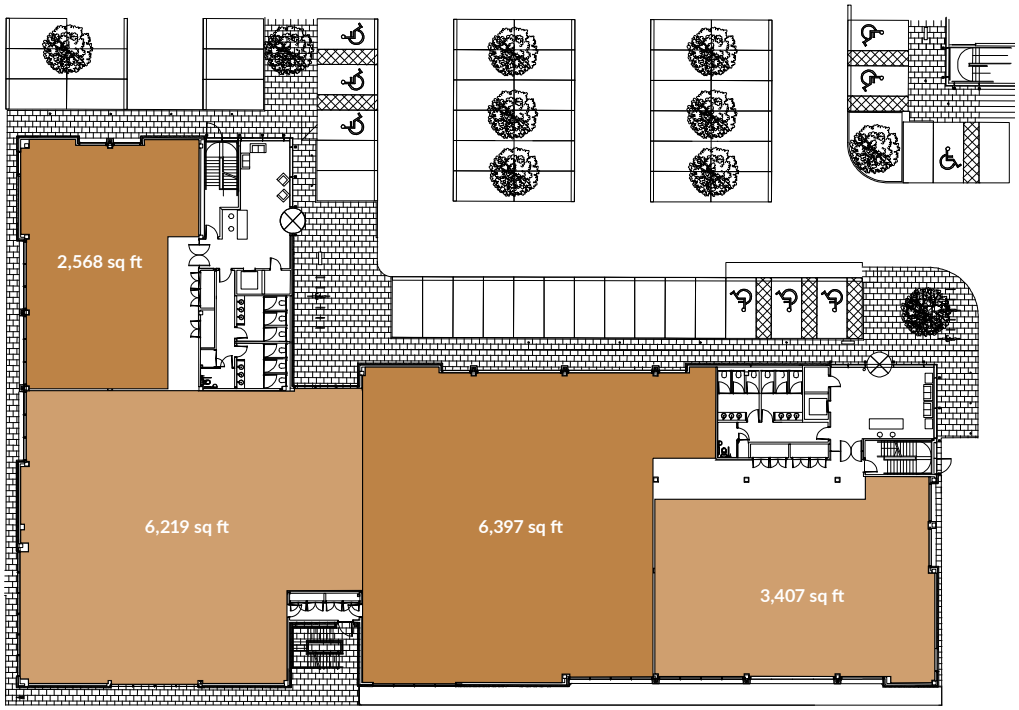
BUILDING 2	SQ FT	SQ M
Ground floor	**9,100**	**845**
First floor		LET
Total to let	**9,100**	**845**
Car parking ratio		1:332 sq ft

BUILDING 3	SQ FT	SQ M
Ground floor	**10,419**	**968**
First floor		LET
Total to let	**10,419**	**968**
Car parking ratio		1:332 sq ft

BUILDINGS 2-3



Indicative splits – 2 suites



Indicative splits – 4 suites

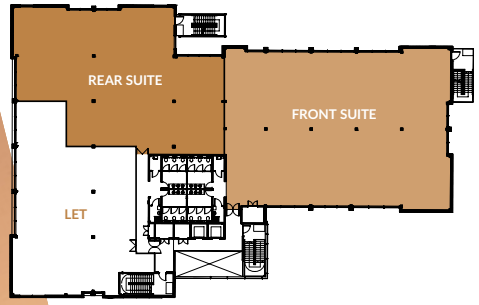
FULLY FITTED

BUILDING 1

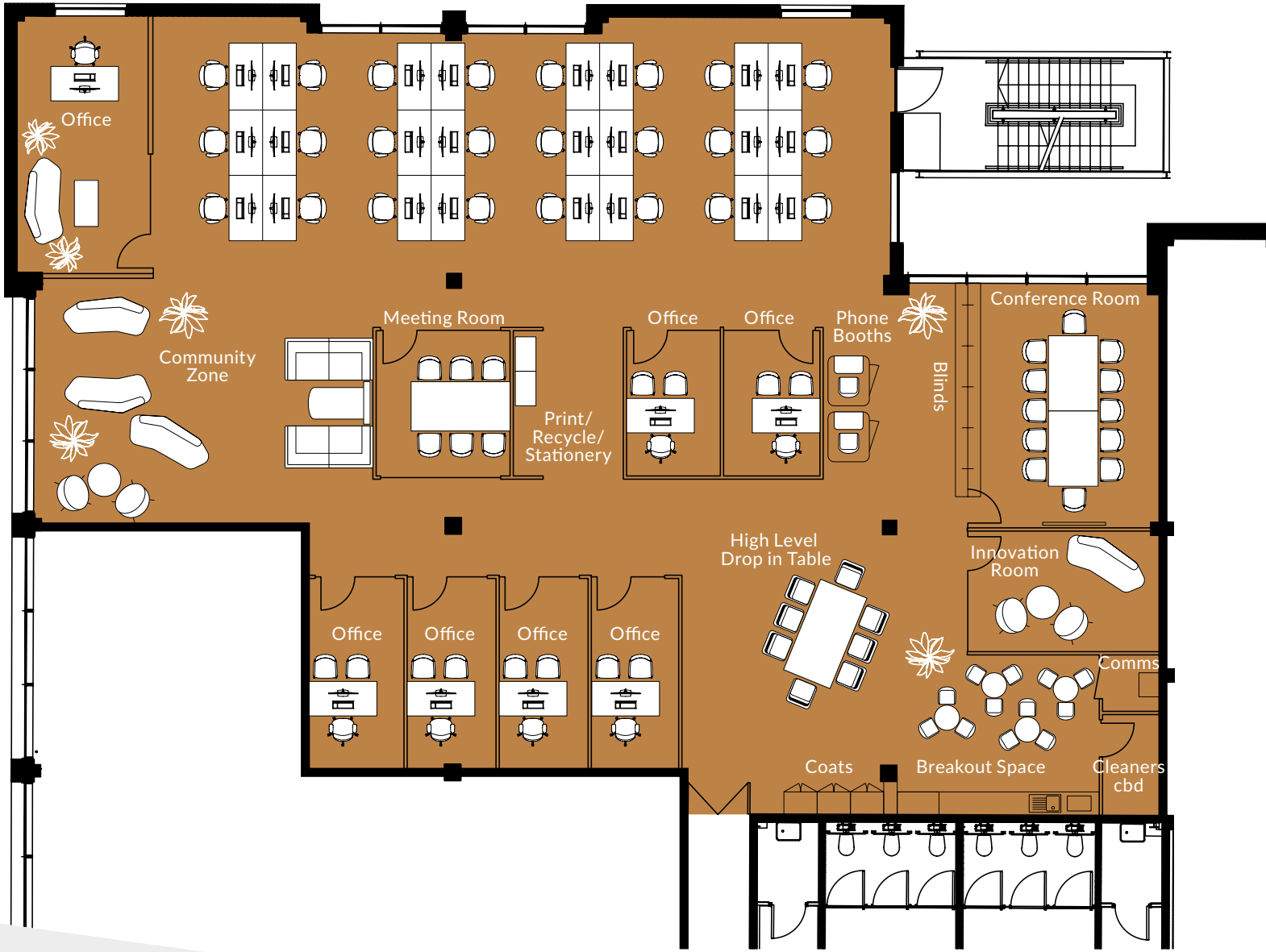
Available for immediate occupation

24	Open plan desks
7	Offices
1	Innovation room
1	Meeting room
1	Conference room
1	Breakout space
1	Community zone
20	Choice seats
1	Print / Recycle
7	Cleaners cupboard
1	Comms room

GROUND FLOOR



REAR SUITE 4,665 SQ FT



AMENITIES

Concorde Park offers a comprehensive range of workplace amenities and facilities including a Flying Bean Cafe, excellent parking provision with EV charging points, and picnic benches.













The Flying Bean Café on site

EV charging points

Excellent car parking (1:332 sq ft)

Picnic benches across the park

Covered Cycle Bays

On-site car washing

Walking distance to Maidenhead Station (0.9 miles)

Hosted reception available during working hours

Corporate catering available upon request

LOCATION

Maidenhead is an established commercial location in the Thames Valley with excellent connections to London. It offers great amenities for businesses, with its extensive range of shops, restaurants, bars and leisure facilities.

Concorde Park is located on Norreys Drive, Maidenhead and provides easy access to the A404(M), J8/9 of the M4 motorway and Maidenhead town centre.



SAT NAV SL6 4BY

M4 J8/9
4 mins

London Paddington
19 mins

Maidenhead Station
0.9 mile

Heathrow Airport
15 miles

Driving distances	
Maidenhead centre/station	0.9 miles
M4 J8/9	1.5 miles
M40 J4	10 miles
Heathrow Airport	15 miles
Central London	30 miles

Source: theaa.com

Elizabeth Line	from Maidenhead
Slough	9 minutes
Reading	12 minutes
London Paddington	37 minutes
Bond Street	41 minutes
Liverpool Street	48 minutes
Canary Wharf	55 minutes

Source: nationalrail.co.uk

Train times	from Maidenhead
Reading	14 minutes
London Paddington	19 minutes
Heathrow Airport	43 minutes

Source: nationalrail.co.uk


M40 (9 mins)
Sainsbury's Local
Coppa Club Restaurant
David Lloyd Clubs
Fredricks Hotel Restaurant Spa
Holiday Inn
Braywick Leisure Centre
Maidenhead Golf Club
Bray / The Fat Duck
Heathrow
Dorney Lake
Ockwells Park
M4 J8/9 (3 mins)
Slough
Maidenhead
M4
A308(M)
A404(M)
20mins
CONCORDE PARK
MAIDENHEAD · SL6 4BY
Shoppenhangers Road



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