

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

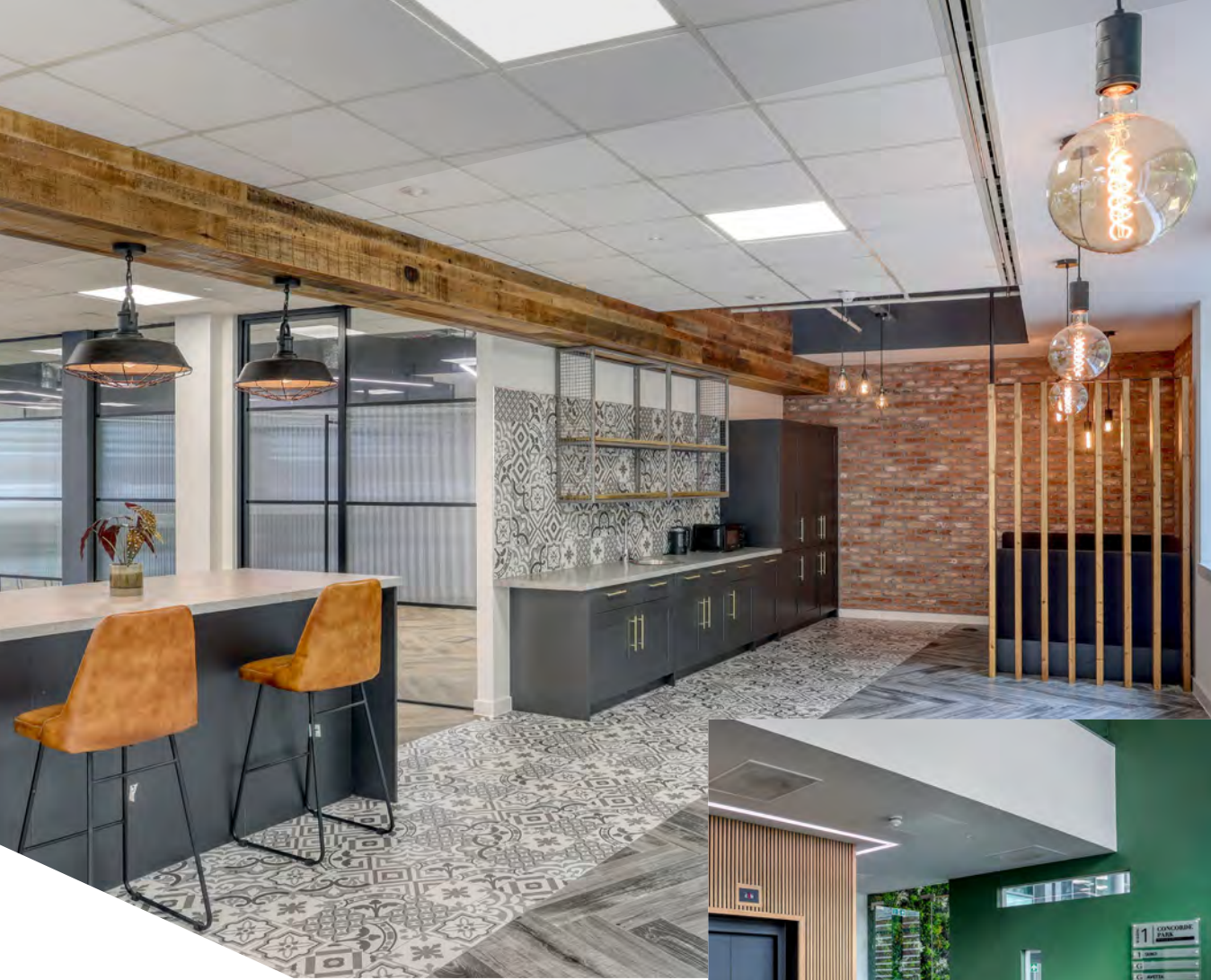


THE PARK

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.

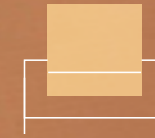


BUILDINGS ②-③

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



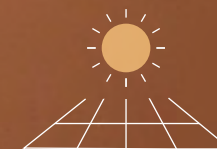
PIR sensor
LED lighting



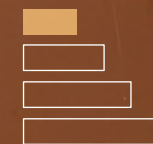
Shower facilities



Male, female and
disabled WCs
to each floor



New PV panels



EPC A

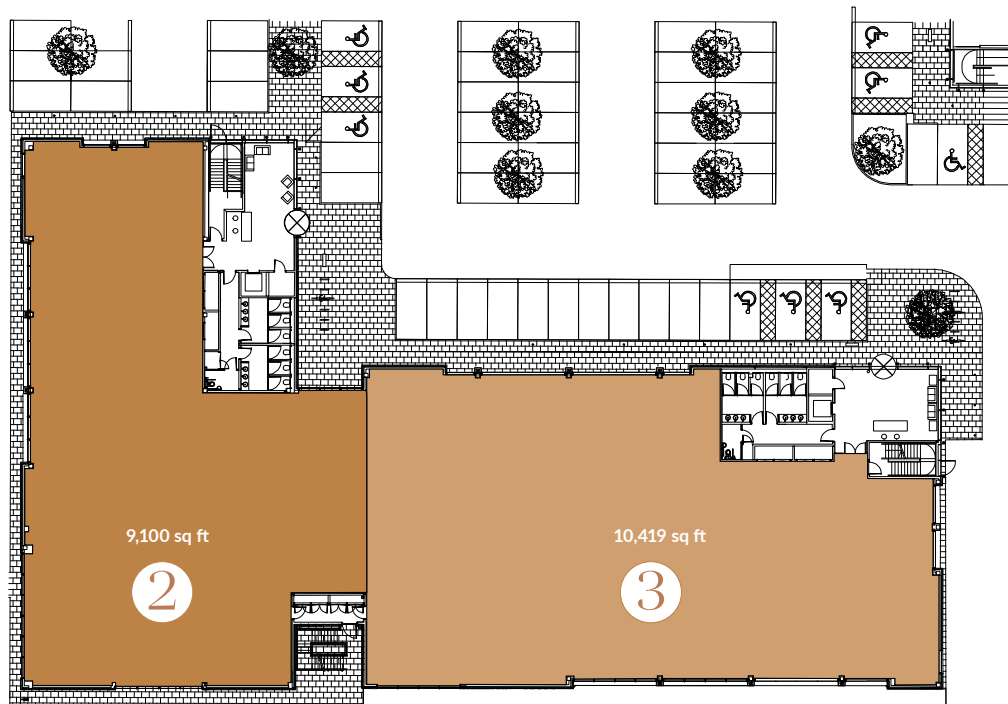
AVAILABILITY

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

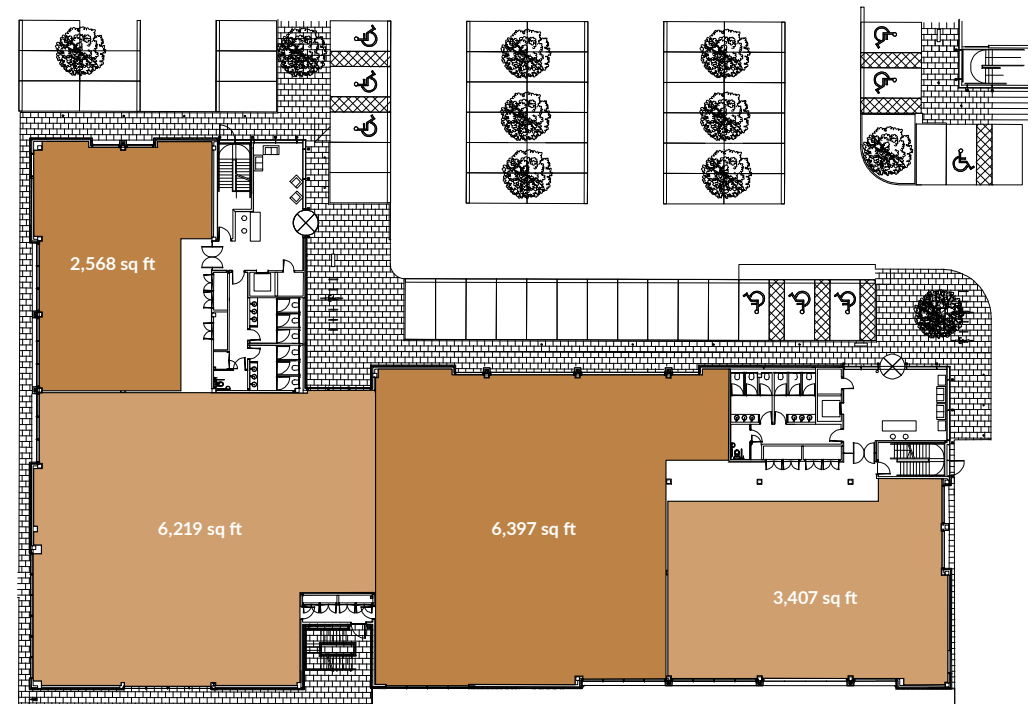
BUILDING 2	SQ FT	SQ M
Ground floor	9,100	845
First floor		LET
Total to let	9,100	845
Car parking ratio		1:332 sq ft

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

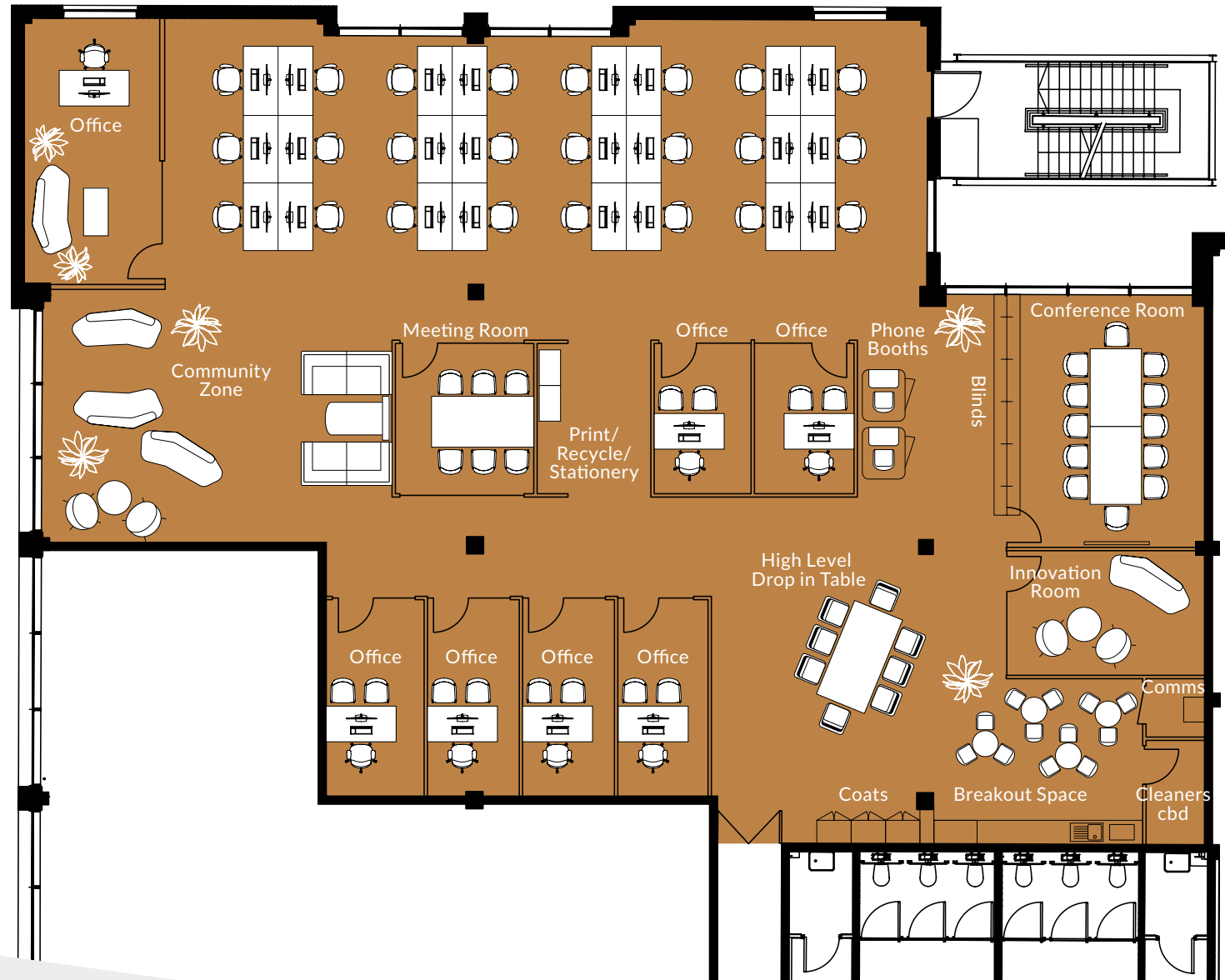
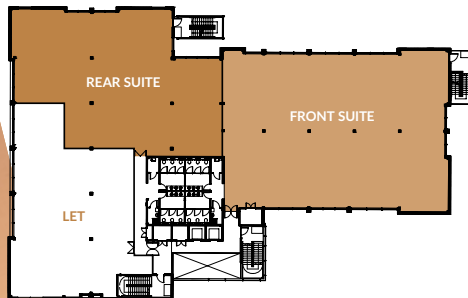
BUILDING ①

REAR SUITE 4,665 SQ FT

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



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

M4 J8/9 (3 mins)

Ockwells Park

Dorney Lake

Heathrow

Bray / The Fat Duck

Maidenhead Golf Club

Slough

Braywick Leisure Centre
Holiday Inn

Fredricks Hotel Restaurant Spa

Sainsbury's Local

Coppa Club Restaurant

David Lloyd Clubs

M40 (9 mins)



Maidenhead

20mins

CONCORDE
PARK

MAIDENHEAD • SL6 4BY

A404(M)

A308(M)

M4

Shoppenhangers Road



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