



Highway House, Norreys Drive, Maidenhead SL6 4BN
New Office Headquarters



c. 45,000 sq ft (4,180 sq m)
122 parking spaces
Air Conditioned
Grade 'A' Spec.

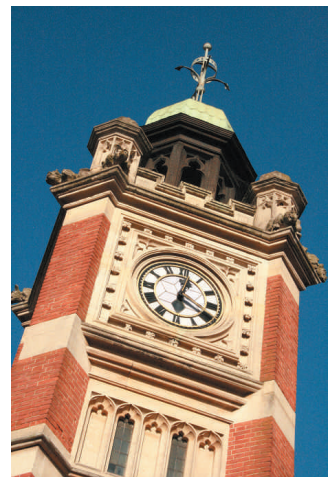
To Let

INTRODUCTION

Highway House offers an exciting pre let opportunity to acquire a brand new office headquarters building that will provide a stunning place to work in a first class business location.

Situated in Norreys Drive, this site is now part of a well established first choice location for businesses. Ambitious development plans are set to provide new and exciting renewal options on a number of neighbouring sites to exceed a total of 250,000 sq ft.

Existing businesses such as Fujitsu, Glaxo SmithKline, Siemens, Seiko and Mattel have already recognised the locational benefits for staff and clients with major representation close by.



COMMUNICATIONS

The location of Highway House offers the occupier(s) excellent accessibility on to the A404(M) which, in turn, links to the M4 motorway (Junction 8/9) or the M40 motorway (Junction 4).

- ▶ Maidenhead train station:
(Regular service to London - Paddington)
approx. 30 minutes
- ▶ Heathrow Airport: 30 minutes drive time
- ▶ Gatwick Airport: 45 minutes drive time
- ▶ M25 Motorway (Junction 15): 25 minutes drive time





AMENITIES

- ▶ Holiday Inn - 200 bedrooms
- ▶ Fredericks Hotel - 5 star hotel with 37 bedrooms
- ▶ Health & Fitness Spa
- ▶ David Lloyd Leisure
- ▶ Maidenhead Golf Club
- ▶ Town Centre - 5 minutes drive time



PROPOSED SPECIFICATION

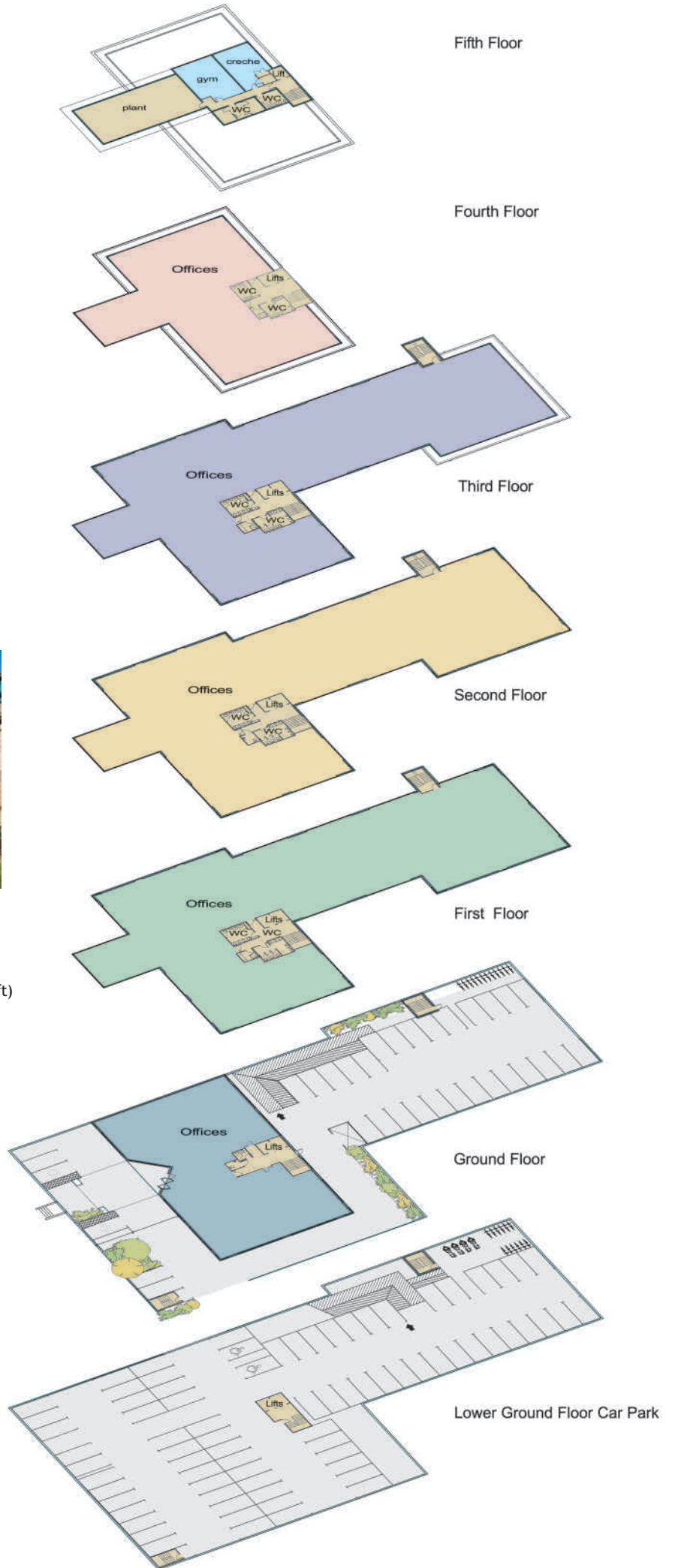
- ▶ Air conditioning
- ▶ Full access raised floors
- ▶ Suspended ceilings
- ▶ LG7 compliant lighting
- ▶ Two 10 person passenger lifts
- ▶ 122 car spaces (1:352 sq ft)
- ▶ High quality finishes throughout.
- ▶ Optional crèche facility
- ▶ Optional gymnasium facility

FLOOR AREAS

Fifth Floor	818 sq ft	75.99 sq m
Fourth Floor	4,725 sq ft	438.95 sq m
Third Floor	11,137 sq ft	1,034.62 sq m
Second Floor	11,656 sq ft	1,082.84 sq m
First Floor	11,644 sq ft	1,081.72 sq m
Ground Floor	4,998 sq ft	464.31 sq m

Total Net Area: 44,978 sq ft 4,178.43 sq m

(taken from architects scaled drawings)





- KEY**
- 1** Highway House
 - 2** Holiday Inn
 - 3** Fredricks Hotel
 - 4** Golf Club
 - 5** Railway Station
 - 6** David Lloyd Fitness Centre



TERMS

The offices will be available to rent under a new lease arrangement to be agreed.

Sole Agent

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Lambert Smith Hampton

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

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