

A BETTER
PLACE
TO BE

theplace-maidenhead.co.uk



PUT YOURSELF IN OUR PLACE

THE PLACE has been transformed into new, great value for money workspace, just a short walk from the station and the New Heart of Maidenhead.

The building's enhanced outdoor breakout space embraces its natural surroundings, overlooking The Strand waterway and The Amphitheatre.

A new reception space with business lounge and breakout area welcomes staff and visitors.

1,260 to 7,174 sq ft of comprehensively refurbished self-contained office space is available on the ground and first floors.

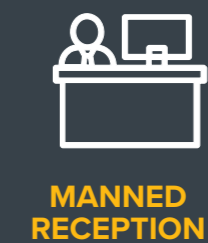
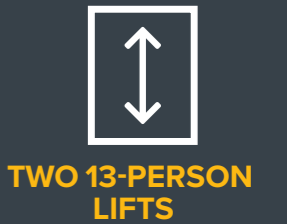
2,919 sq ft of **PLACEPLUS** workready fitted space is available on the ground floor, for quick and easy occupation.



ALL YOU NEED IN ONE PLACE

THE PLACE incorporates a wealth of features to help keep workers and visitors fit and secure. There are 22 secure car spaces at a ratio of 1:500 sq ft, 6 cycle racks, a shower and lockers. The entrance has been fully refurbished and modernised to offer a real sense of arrival and a manned reception is in place to help where needed.

As ways of office working evolve, THE PLACE offers modern grade A office suites across a range of sizes with excellent occupier amenity in the building and close by.



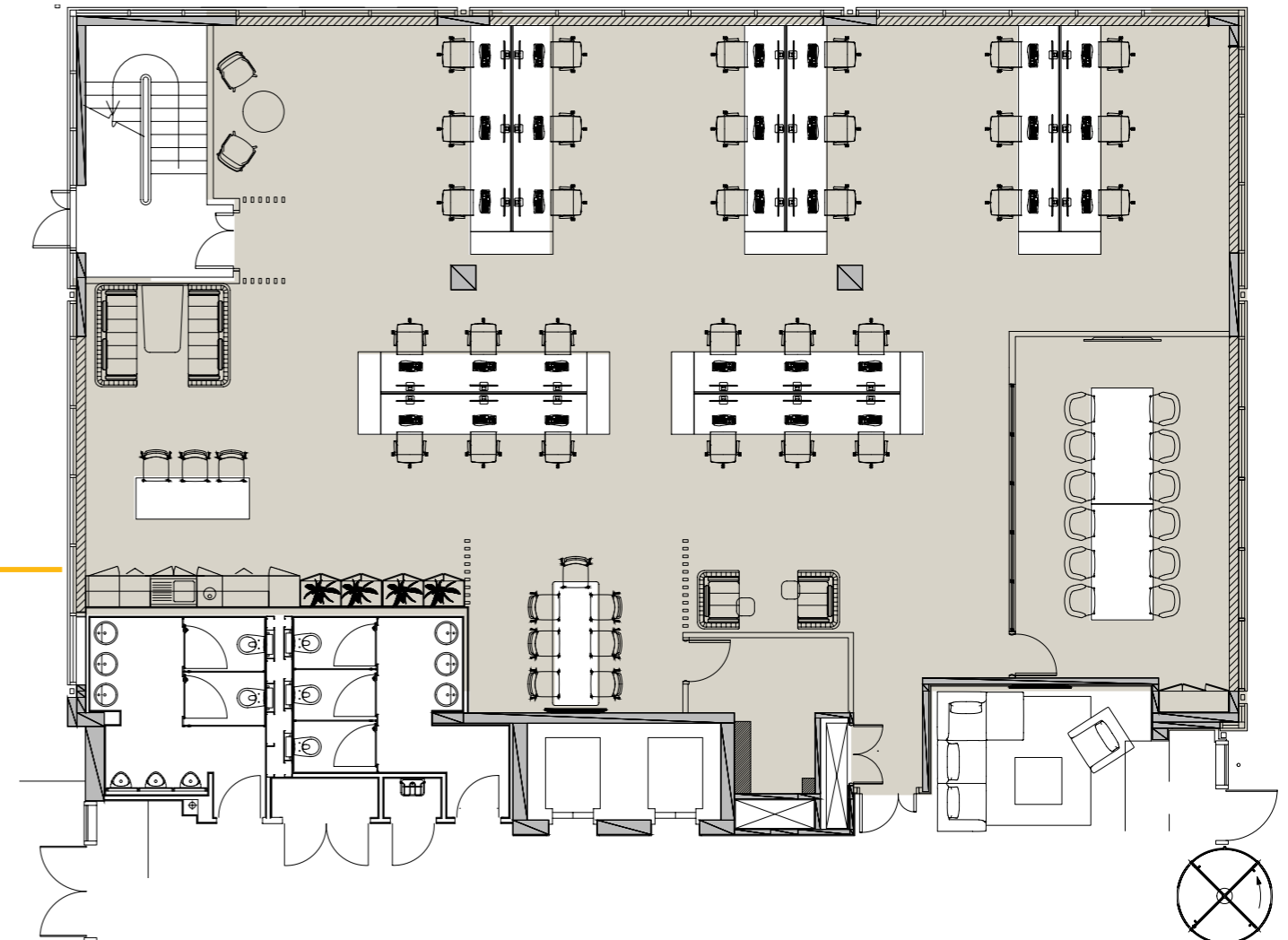


BREATHING PLACE



PLACE
PLUS





GROUND FLOOR

sq ft sq m

North 2,919 271

South LET

Total 2,919 271

NIA

Workstations 30

Meeting spaces

12P meeting room 1

7P collaboration/touchdown space 1

Ancillary spaces

Kitchen and breakout areas 2

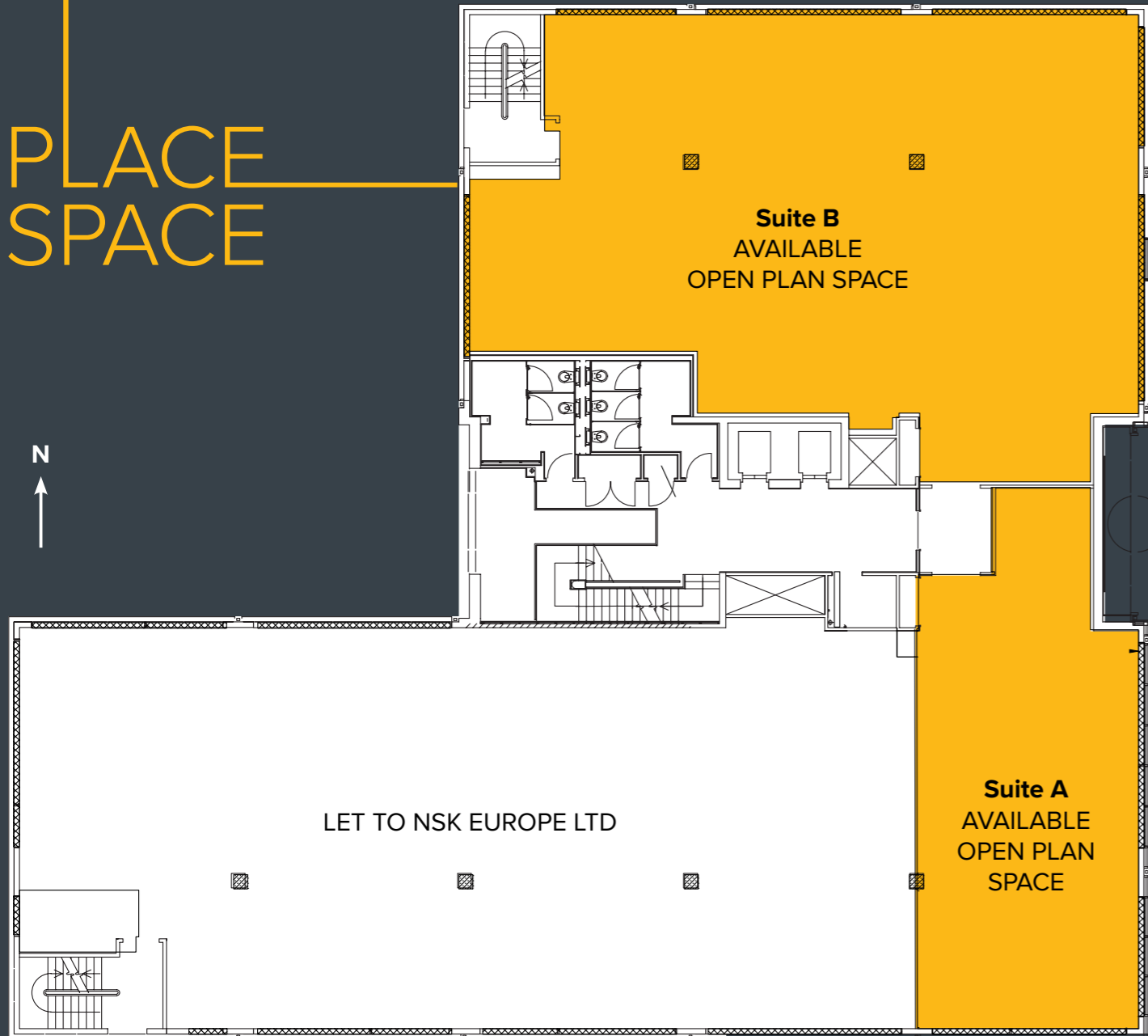
Waiting/breakout area 1

Comms room 1



PLACE PLUS

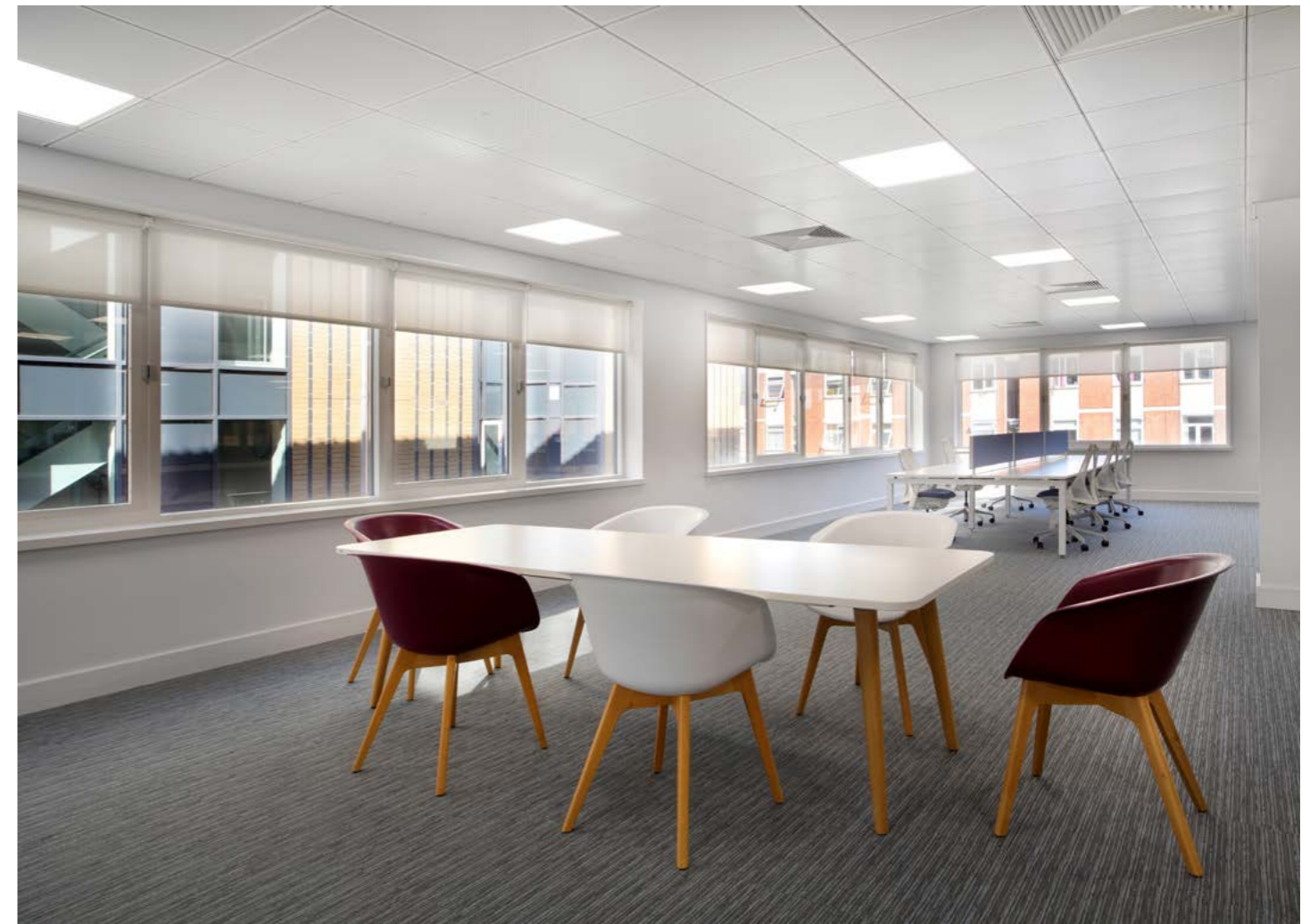
PLACE SPACE



FIRST FLOOR

	sq ft	sq m
Suite A	1,260	117
Suite B	2,995	278
Total	4,255	395

NIA



TIME AND PLACE



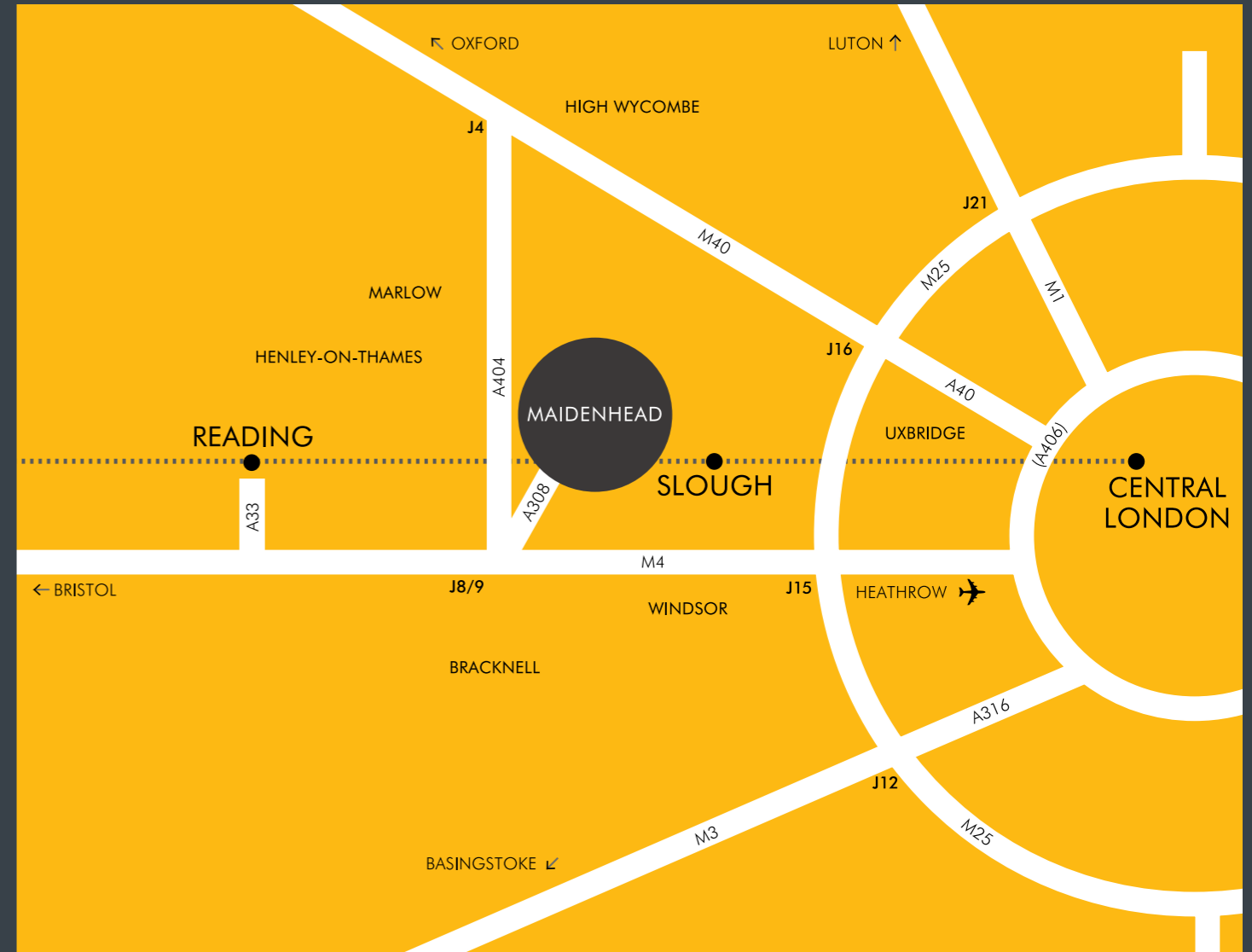
Maidenhead is a leading Thames Valley's office location – easy to access from junction 8/9 of the M4 and with an excellent rail service which will soon include the Elizabeth Line. It has attracted leading companies from a variety of sectors.



The town is on the River Thames in one of the most attractive environments in a region which offers some of the UK's most famous restaurants, including The Fat Duck and The Waterside Inn.



Local facilities include a wide range of national retailers and restaurant amenities including the nearby Coppa Club and Roux at Skindles. An Odeon multiscreen cinema, Nicholson Shopping Centre, David Lloyd Leisure and Premier Inn Hotel are close at hand in a town centre which is undergoing major enhancements.



4 MINS / 2 MILES TO M4 J8/9



A308

A4

TRAVELodge HOTEL

ODEON

DAVID LLOYD LEISURE

THE LANDING REDEVELOPMENT



NICHOLSON QUARTER

FRASCATI WAY

BAD GODESBERG WAY

PREMIER INN HOTEL

AMPHITHEATRE

HIGH STREET

MARKET STREET

PLACE THE



10 MINS

CHAPEL ARCHES DEVELOPMENT

SAINSBURY'S

A4

BRIDGE AVENUE

BRIDGE STREET

WAITROSE

SAINT-CLOUD WAY

FORLEASE ROAD

TO RIVER THAMES

Situated between the M4 and M40 motorways, Maidenhead is highly accessible.

Its mainline train station provides fast and regular services to London, which will be further improved with the opening of the Elizabeth Line (Crossrail).

AROUND THE PLACE



Road	miles	Rail	mins (fastest)	Air	miles
M4 (junction 8/9)	2	Reading (GWR)	15	Heathrow Airport	15
M40 (junction 4)	8	London Paddington (GWR)	18	Luton Airport	42
M25 (junction 15)	10	Heathrow Airport	32	Gatwick Airport	50
Central London	25				



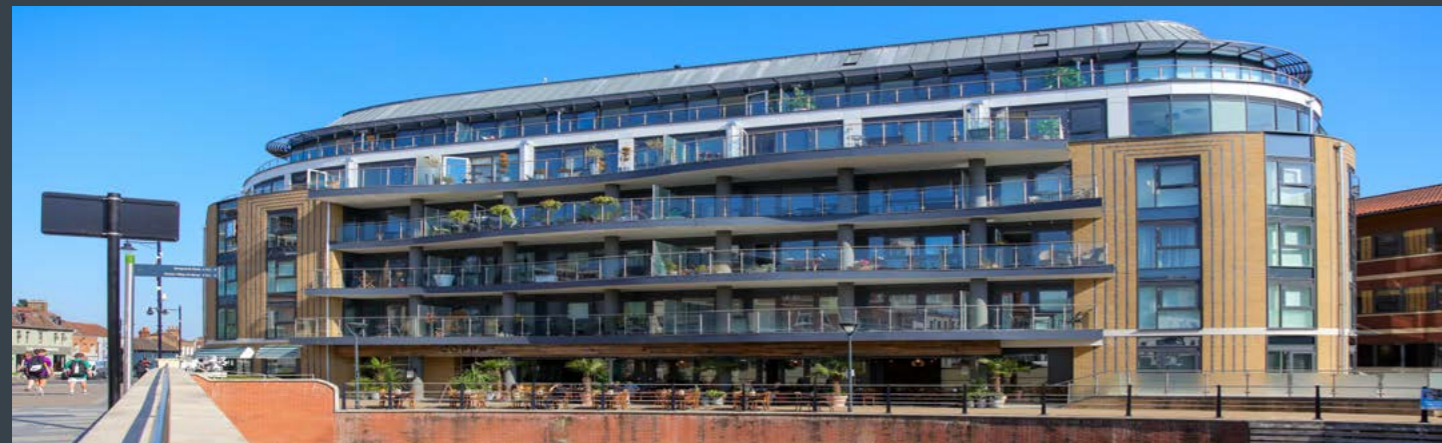
Places to dine	mins walk	Places to stay	mins walk	Places to relax	mins walk
Caffé Nero	2	Premier Inn	2	David Lloyd Club	3
The Maiden's Head	2	Travelodge	7	Kidwells Park	3
Bakedd Artisan Bakery	3	Fredrick's	(car 4 mins)	Magnet Leisure Centre	4
The Bear	3	Holiday Inn	(car 6 mins)	Odeon Cinema	6
Coppa Club	4	Monkey Island Estate, Bray	(car 9 mins)	Braywick Sports Ground	(car 4 mins)
Flavio's Coffee Bar & Restaurant	4	Oakley Court Hotel	(car 10 mins)	Braywick Park Leisure Centre	(car 4 mins)
Sorano Italian Restaurant	5	Cliveden House, Taplow	(car 14 mins)	Spirit Health Club	(car 6 mins)
Pizza Express	5			Norden Farm Arts Centre	(car 5 mins)
Starbucks	5	Places to shop	mins walk	Maidenhead Rowing Club	(car 8 mins)
Costa Coffee	6	Marks and Spencer	1	Maidenhead Tennis Club	(car 3 mins)
Roux at Skindles in Taplow	(car 6 mins)	Sainsbury's	2	Vitality Club Oakley Court	(car 10 mins)
Fat Duck in Bray***	(car 7 mins)	Boots	2	Cliveden House Spa	(car 14 mins)
The Waterside Inn, Bray***	(car 7 mins)	Pandora, H&M, Top Shop	4		
The Hind's Head, Bray*	(car 7 mins)	Fleur de Lis Florist	5		
The Crown Inn, Bray	(car 7 mins)	Waitrose	8		
Caldesi in Campagna, Bray	(car 7 mins)	COOK	10		
*Michelin stars		WHSmith	10		

A CHANGING PLACE

The 'New Heart of Maidenhead' includes a trio of transformational schemes: The Landing Redevelopment, the soon-to-be-completed Chapel Arches and The Nicholson Quarter.

The Nicholson Quarter is designed around a range of open streets and spaces and is a complete regeneration of land between the station and the High Street.

The spectacular masterplan sees the Nicholson Centre demolished and replaced with a £400m mixed use development containing over 600 flats, offices and more than 60 new shops and restaurants. The nearby Brewery Yard and White Hart Yard have been identified for leisure amenities, bars and cafés.



Chapel Arches (CGI)

The Landing (CGI)

Chapel Arches (CGIs)



Hicks Baker

www.hicksbaker.co.uk
0118 959 6144

Steve Head

07900 912050

s.head@hicksbaker.co.uk

Harry Gornall-King

07738 104806

h.gornall-king@hicksbaker.co.uk

**bray
fox
smith** brayfoxsmith.com

020 7629 5456

Toby Lumsden

07796 444379

tobylumsden@brayfoxsmith.com

Simon Knight

07818 012419

simonknight@brayfoxsmith.com

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