

Eurasia

MAIDENHEAD

**'Plug and Play' Grade A office accommodation
available to let from 9,920 sq ft to 48,920 sq ft**

Norreys Drive, Maidenhead SL6 4BY | eurasia-maidenhead.co.uk

Introduction

Eurasia is a high quality, contemporary, air conditioned office headquarters of approximately 49,000 sq ft. The offices have been fitted out to a high quality finish and includes a reception, boardroom, conference suites, cellular offices and category 6 cabling for voice and data. There is also 9,920 sq ft on the second floor available with no fit out, on an open plan basis.

Summary

- High quality 'Plug & Play' headquarter offices
- Size: 9,920 sq ft to 48,920 sq ft

Highlights

- Available on flexible terms
- Headquarters building
- Plug & Play offices
- High-quality fit out
- Prominently located

Specification

| |
|---|
| 'Plug & play' offices |
| 3 pipe VRV air conditioning system |
| LG7 compliant lighting |
| 150mm full access raised floor |
| Two 13 person passenger lifts |
| Triple height entrance and central atrium |
| WCs and shower facilities on each floor |
| 152 car parking spaces (1:321 sq ft) |
| BREEAM rating 'Very Good' |
| EPC C (65) |

Availability

| Floor | Area sq m | Area sq ft |
|--------------|----------------|---------------|
| Second | 1,456.7 | 15,680 |
| First | 1,456.7 | 15,680 |
| Ground | 1,590.6 | 17,125 |
| Reception | 40.4 | 435 |
| Total | 4,544.4 | 48,920 |

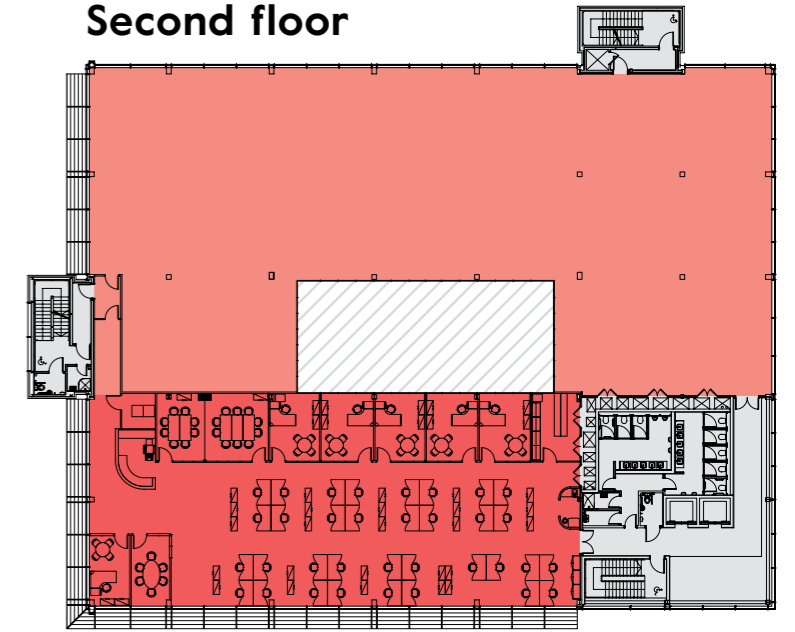
Measured in accordance with the RICS Code of Measuring Practice, 6th Edition

- Fitted / Plug and Play
- Open Plan
- ▨ Atrium
- Lift lobby / WCs

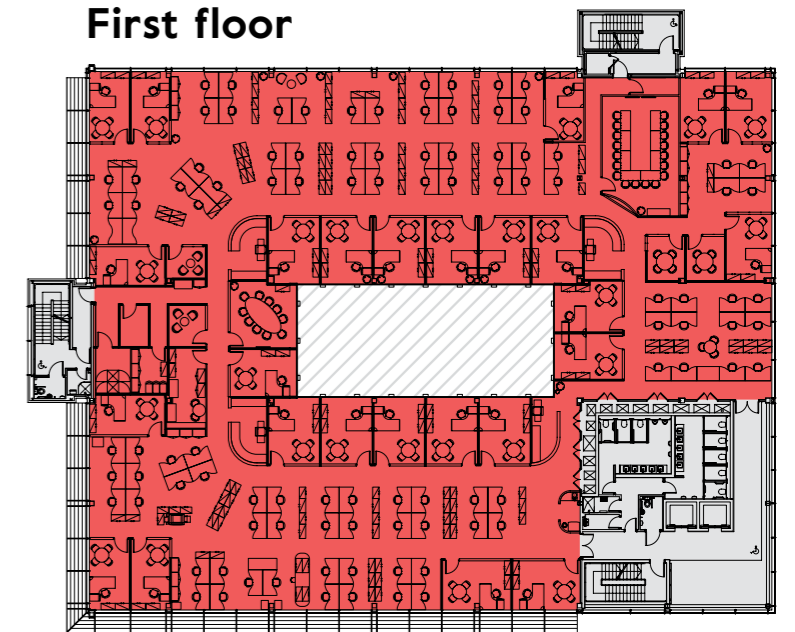
Floor plans not to scale.
For indicative purposes only.



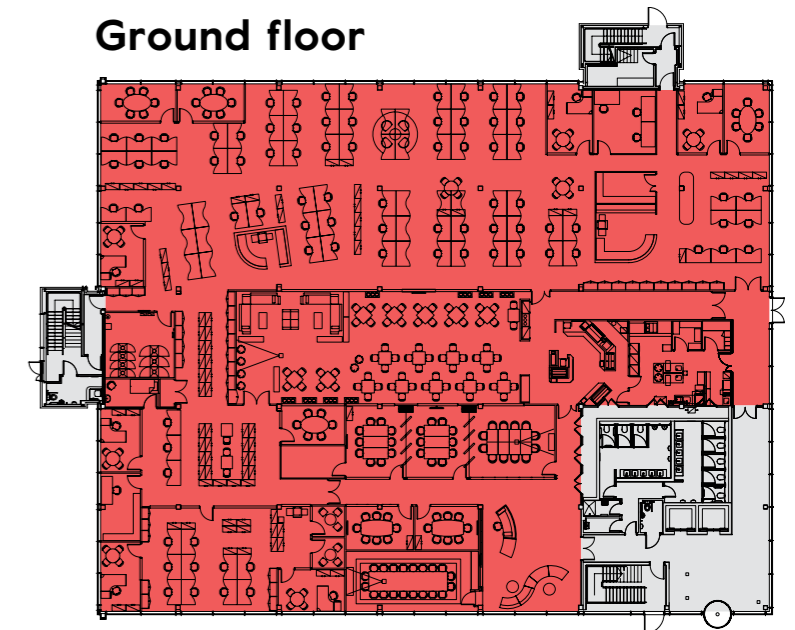
Second floor



First floor



Ground floor



Location

Eurasia is conveniently situated in a prime business location close to the A404(M) interchange, providing easy access to the national motorway network, central London and Heathrow via the M4 motorway at Junction 8/9.

Maidenhead offers excellent amenities including the Nicholsons Shopping Centre which has a selection of over 60 stores including: Argos, Clarks, H&M, Next, Post Office, Superdrug, Tesco, Topshop and WHSmith.

Travel times

Bus times from Norreys Drive

- (every 20 minutes at peak times)
- Maidenhead town centre: 7 mins
- Maidenhead rail station: 12 mins

Train times from Maidenhead

- Reading: 17 mins
- London Paddington:
standard 42 mins / fastest 19 mins
- Heathrow: 46 mins

From the end of 2019, Elizabeth line trains will allow passengers to travel right through central London without having to change trains.

- 37 minutes to Paddington
- 41 minutes to Bond Street
- 55 minutes to Canary Wharf
- 12 minutes to Reading

Drive distances

| Maidenhead to: | miles | mins |
|-------------------|-------|------|
| Central London | 28.5 | 40 |
| M40 (Junction 4) | 18.3 | 23 |
| M25 (Junction 15) | 17.3 | 19 |
| Heathrow Airport | 13.7 | 16 |
| Town Centre | 1.7 | 8 |
| M4 (Junction 8/9) | 1.3 | 4 |

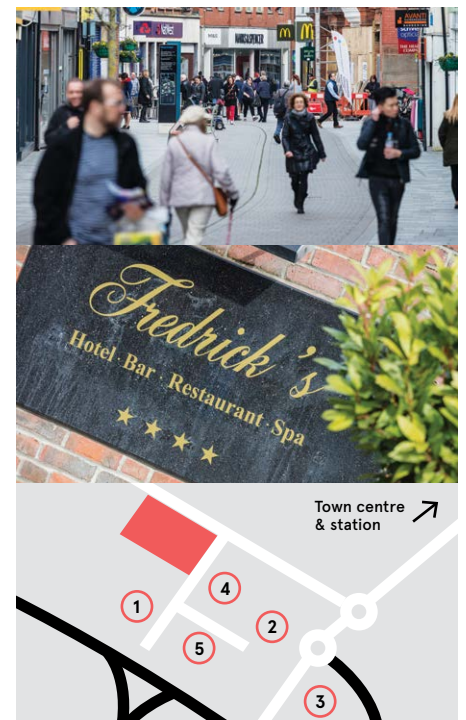
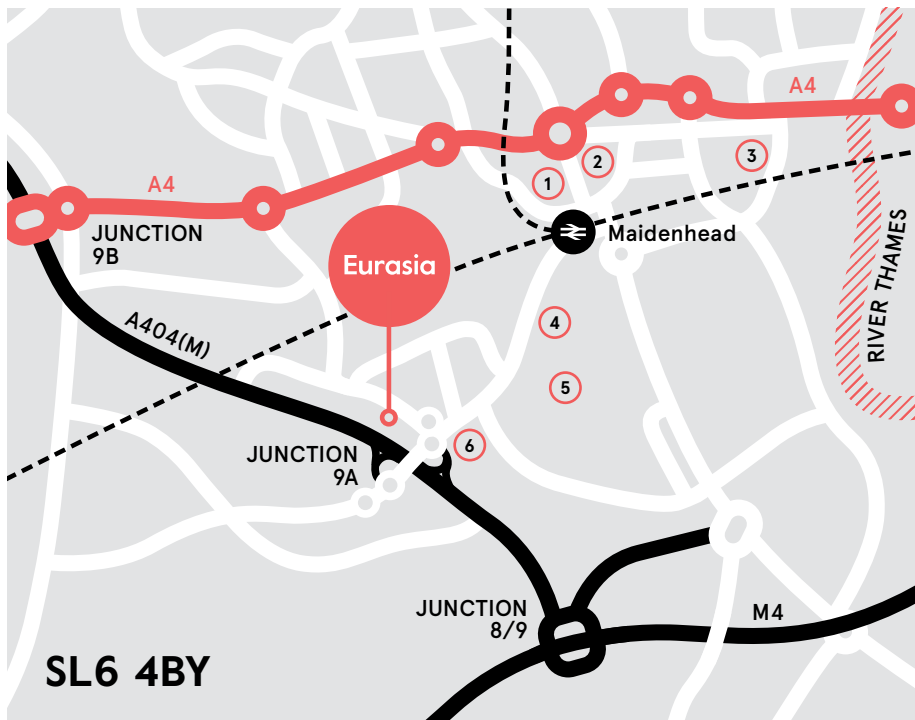
Elizabeth Line source: nationalrail.co.uk
Distances source: maps.google.co.uk

Local Amenities

1. David Lloyd Fitness
2. The Nicholson Centre
3. Waitrose Supermarket
4. Fredrick's Hotel & Spa
5. Maidenhead Golf Course
6. Holiday Inn Maidenhead

Local Occupiers

1. GSK
2. Fujitsu
3. Volvo Cars UK Ltd
4. Logrhythm/IXIA Technologies/Haulfryn
5. Socionext's Network SoC BU



Contacts

If you are interested and would like more information please get in touch.

Rent
Available on request

Terms
Leasehold terms and conditions by agreement

Viewings
Strictly by appointment by the sole agents only

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