

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

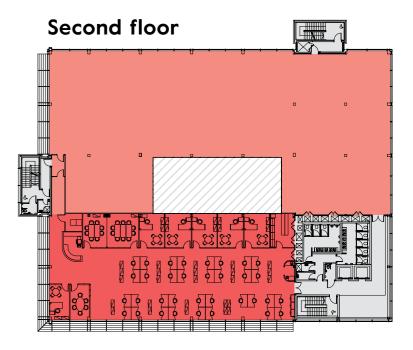
- Fitted / Plug and Play
- Open Plan
- // Atrium
- Lift lobby / WCs

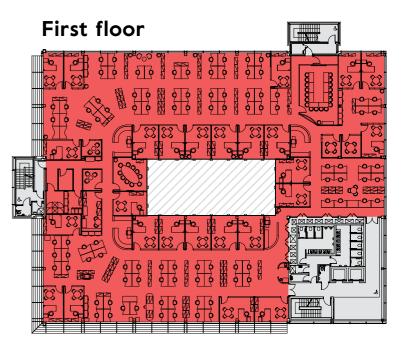
Floor plans not to scale. For indicative purposes only.

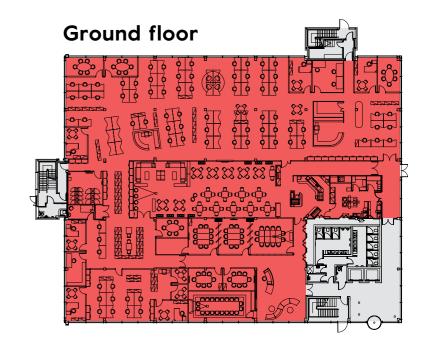












Location

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

JUNCTION 9A JUNCTION 8/9 JUNCTION 8/9 M4 SL6 4BY

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

Charles West

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eurasia-maidenhead.co.uk



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