

To Let

Thames House, 17 Marlow Road, Maidenhead, Berkshire, SL6 7AA

11,317 to 33,950 sq ft

- Contemporary reception
- Roof terrace
- Town centre location
- Flexible terms available



Location

Thames House sits just 5 minutes from the A404(M), 5 minutes from Junction 8/9 of the M4 and 12 minutes from Junction 4 of the M40.

Rail links from Maidenhead are excellent, with regular rail services to Central London. This will be further improved with the completion of Crossrail in 2019 with journey times to Bond Street and Canary Wharf being 41 and 55 minutes respectively. Maidenhead is also within easy reach of Heathrow Airport, 14 miles distant, giving direct access to European and International destinations. Western Rail Link to Heathrow (WRLtH) is a proposed new rail link in 2021 which will reduce journey times from Maidenhead to London Heathrow to 14 minutes.

Specification

- Modern, self-contained Grade A office building
- Contemporary reception upgraded in 2017
- Fully fitted out premises completed in 2015
- A/c - 4 pipe system Fully Integrated BMS
- LED lighting
- Raised floors
- Roof terrace
- Excellent onsite car parking - 104 spaces including 4 at the front of the property
- Showers and secure bike storage
- 2 passenger lifts & a goods lift

Accommodation

Floor / Unit	Sq ft	Availability
Ground	11,317	Available
1st	11,317	Available
2nd	11,317	Available
Total	33,951	

EPC

Available upon request.

Rent

£33.50 per sq ft

Business Rates

Rates Payable (2017/2018): £10 per sq ft

Estimate

Service Charge

£6.50 per sq ft

Estimate



Contacts

Matthew Parry

+44 (0)207 852 4120

Matthew.Parry@eu.jll.com

Angus Currie

+44 (0)207 852 4747

Angus.Currie@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.