

ONE **cost effective** office solution



ONE St. Peter's Road Maidenhead SL6 7QU
A high quality secure managed office solution
providing an eclectic mix of discerning tenants

Grade A offices to let on flexible tenancies from 3 months
150 - 2,590 sq ft.

Low occupancy costs
Fully inclusive deals
at very competitive rentals

Energy efficient
Air conditioned high quality
office building fully wired for
data and comms

Excellent location
Close to Furze Platt
train station with links to
Maidenhead Town Centre

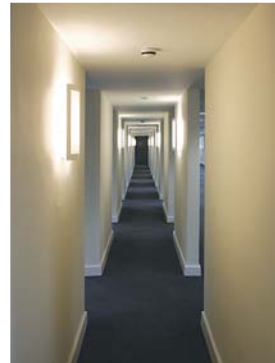
Ample free parking
Over 40 car parking
spaces

No hidden extras
Meeting rooms and
Receptionist included

FENCHURCH

Secure high quality Grade A air conditioned office space managed on site by Fenchurch Estates Limited.

FENCHURCH





SPECIFICATION

- Over 40 car parking spaces (1:283 per sq ft)
- VRV Air Conditioning
- New office lighting to CIBSE L97
- Emergency Lighting and Fire Alarm
- Carpeted throughout
- Glass Fronted Façade
- New green tinted solar control double glazed windows with contemporary blinds throughout
- Suspended ceilings
- Self contained Ground and First Floors allowing sub division
- Raised floor to the First Floor with floor boxes
- Ample flexible power distribution to the Ground Floor
- Mini kitchens to Ground and First Floor
- Stainless Steel ironmongery
- Fully wired for data comms
- Fully fitted blinds
- 24/7 access with alarms and key fob access
- High quality partitioning with excellent sound insulation
- Telephone handsets, lines and broadband all available at very competitive rates.

DESCRIPTION

- One St. Peter's Road provides high quality secure managed offices with an eclectic mix of discerning tenants.

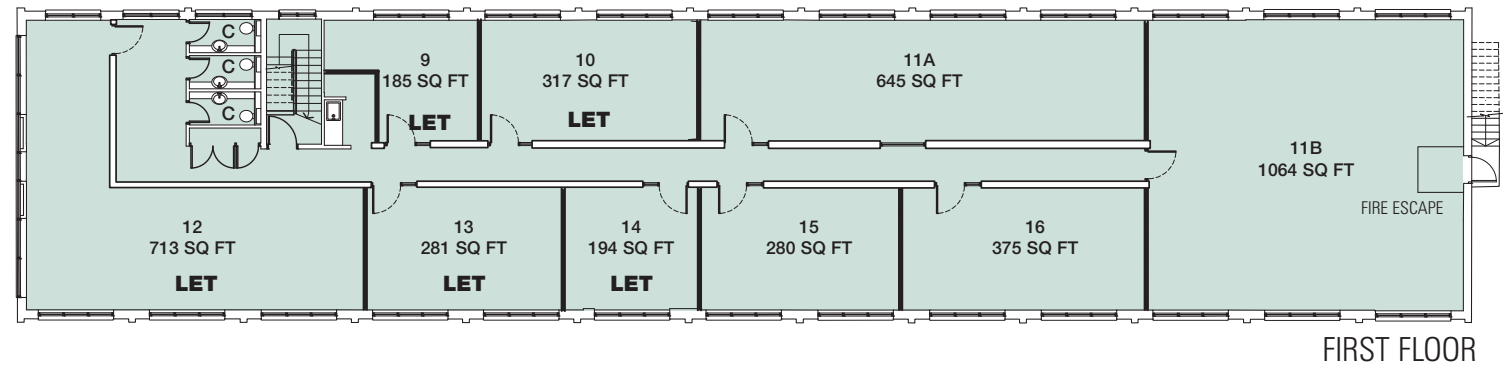
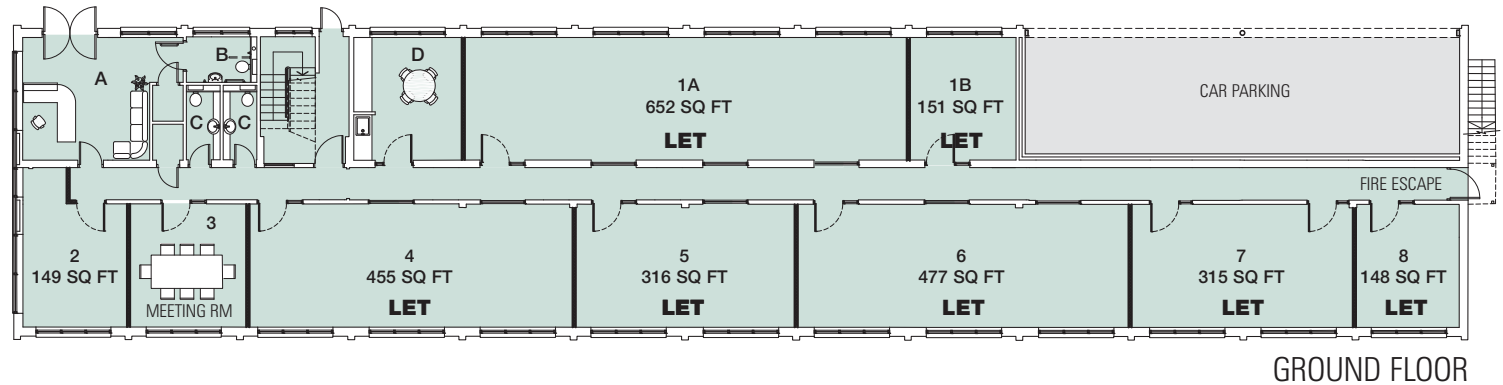
LOCATION

- The building is located just off the A308 Marlow Road to the north of Maidenhead town centre.
- The M4, A404(M) and M40 are close by.
- Easy access to desirable residential locations such as Cookham, Marlow and Bourne End make the property particularly attractive.

LICENCE TERMS

- The property is available to lease on flexible licences including rental, rates, service charge, heating, cooling, lighting, parking, manned reception and use of meeting and break out areas.

OFFICE ACCOMMODATION LAYOUT



GROUND FLOOR ACCOMMODATION

A RECEPTION	1A OFFICE	652 SQ FT
B DISABLED/ VISITORS WASHROOM	1B OFFICE	151 SQ FT
C WC X 2	2 OFFICE	149 SQ FT
D BREAK OUT	3 MEETING ROOM	193 SQ FT
	4 OFFICE	455 SQ FT
	5 OFFICE	316 SQ FT
	6 OFFICE	477 SQ FT
	7 OFFICE	315 SQ FT
	8 OFFICE	148 SQ FT

FIRST FLOOR ACCOMMODATION

C WC X 3	9 OFFICE	185 SQ FT
	10 OFFICE	317 SQ FT
	11A OFFICE	645 SQ FT
	11B OFFICE	1064 SQ FT
	12 OFFICE	713 SQ FT
	13 OFFICE	281 SQ FT
	14 OFFICE	194 SQ FT
	15 OFFICE	280 SQ FT
	16 OFFICE	375 SQ FT

DEVELOPING ENERGY EFFICIENT
BUILDINGS FOR FUTURE
COST SAVINGS

FENCHURCH

www.fenchurch.co.uk

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how to get to ONE



- A short walk to Furze Platt station providing four minute rail link to Maidenhead
- Easy access to M4/M40/A404(M)
- 5 minutes drive from town centre



For a viewing contact:
stephanie@fenchurch.co.uk
or phone 07764 587 856 / 01628 640041