

ONE Vanwall

VANWALL BUSINESS PARK, MAIDENHEAD SL6 4UB

onevanwall.co.uk

RE-DESIGNED & RE-IMAGINED



The fully refurbished ONE Vanwall headquarters office building will provide Grade A accommodation over ground and first floors.

YOU'VE ARRIVED

This 30,140sq ft (NIA) building will offer flexible floorplates capable of single or up to four separate tenancies. The refurbishment will boast a brand new double height reception, new external cladding, upgraded MEP equipment, new WC's, new showers, and cycle storage facilities.



A HEADQUARTERS TRANSFORMED

THE FULLY REFURBISHED ONE VANWALL HEADQUARTERS OFFICE BUILDING WILL PROVIDE **30,140 SQ FT** OF GRADE A ACCOMMODATION OVER GROUND AND FIRST FLOORS.



GRADE A
REFURBISHMENT



ESTABLISHED
BUSINESS PARK
LOCATION



FAST
TRANSPORT
CONNECTIONS



MAIDENHEAD
TOWN
REGENERATION



110 ON-SITE
CAR PARKING
SPACES



BICYCLE
STORAGE

BOLDER AND BRIGHTER



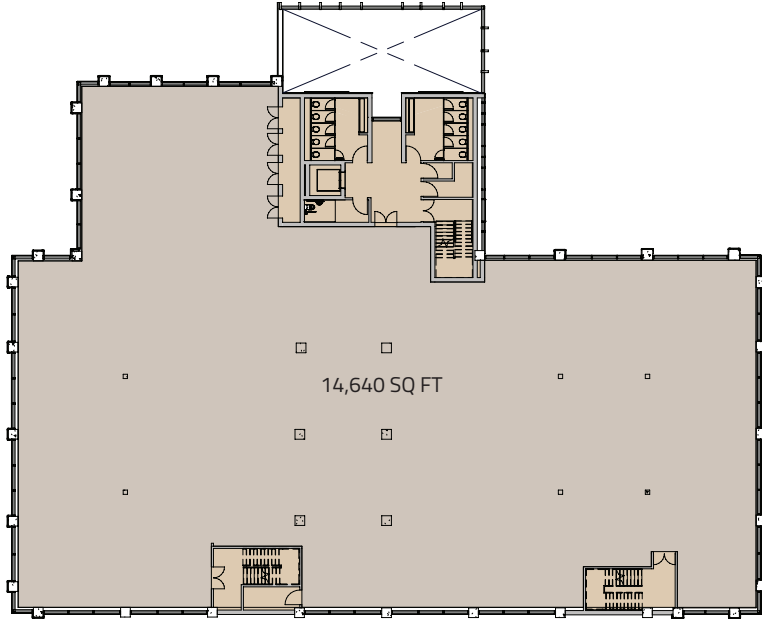
A CONTEMPORARY IDENTITY

ONE Vanwall

SPECIFICATION

- NEW DOUBLE HEIGHT RECEPTION / ENTRANCE
- NEW CLADDING
- NEW AIR CONDITIONING
- DESIGNED TO AN OCCUPANCY RATIO OF 1:8 SQ M
- EXPOSED SERVICES
- SELF CONTAINED HEADQUARTERS WITH THE ABILITY TO SPLIT INTO 4 SUITES
- NEW WC'S
- NEW SHOWERS, CHANGING ROOMS
- CYCLE STORAGE
- 110 PARKING SPACES (1:266 SQ FT)
- PARK CAFÉ

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YOUR PLANS ACCOMMODATED

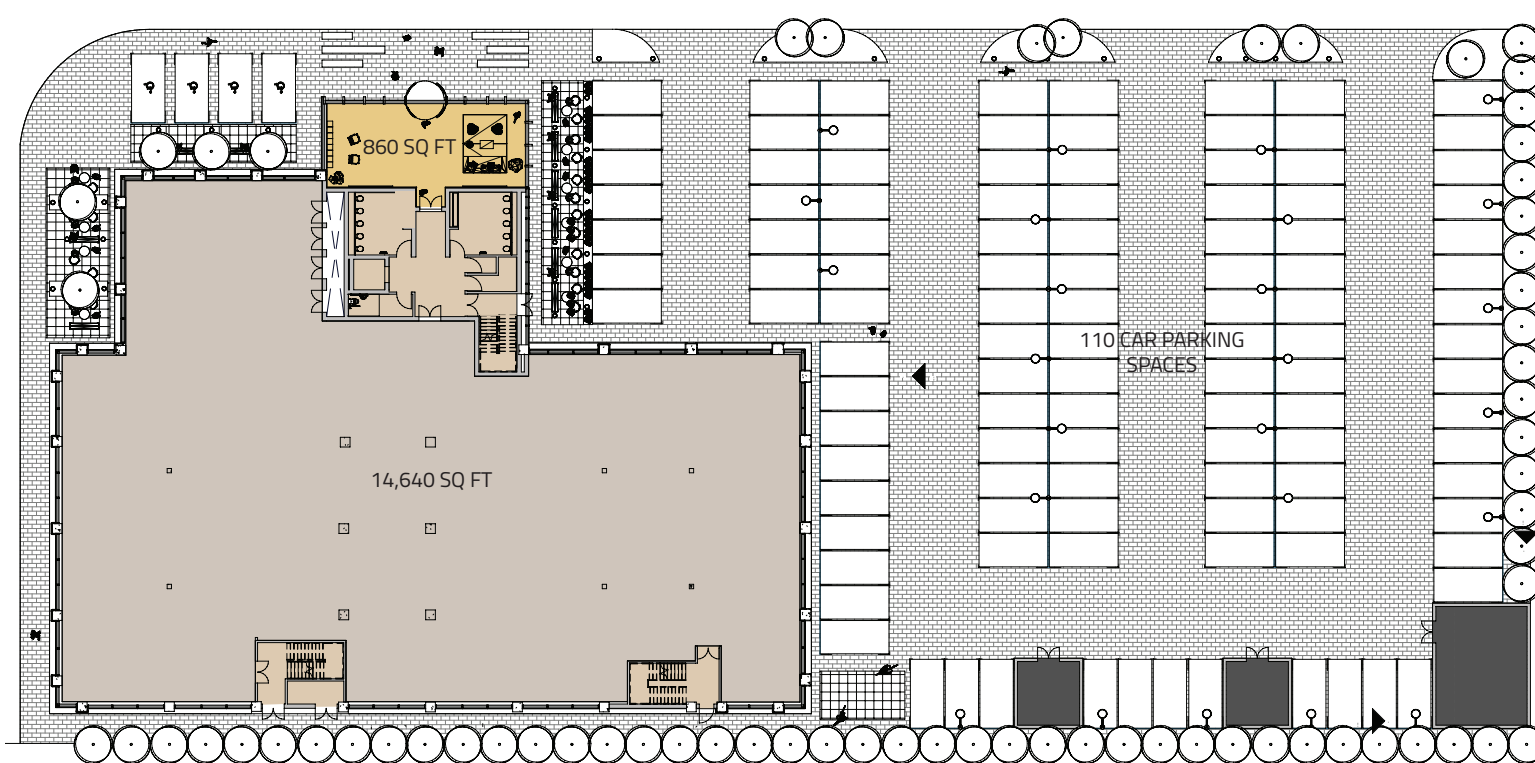
SCHEDULE OF AREAS

Floor	sq ft	sq m
First	14,640	1,360
Ground	14,640	1,360
Ground reception	860	80
Total	30,140	2,800

110 car parking spaces with an excellent ratio of 1:266 sq ft.



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AN EVOLVING LIFESTYLE

“ We want Maidenhead town centre to become the distinctive heart of the community, a place that celebrates its green Thames Valley setting. A town which is both accessible and welcoming, with a vibrant economy, providing an appealing home to people and commerce. This is our vision and what we set out to achieve.”

Bob Dulson, Chairman for the Partnership for the Rejuvenation of Maidenhead (PRoM)



Already a sought-after location, Maidenhead's ambitious regeneration plans are set to give the area an even wider and more impressive set of amenities and quality of life.

From The Landing, an attractive mixed-use redevelopment of The Broadway Opportunity Area to the redevelopment of the Nicholson Shopping Centre into mixed-use space, with hundreds of new homes, 327,000 sq ft of office space, more than 60 new shops and restaurants, and 1.5 acres of public realm.



A LOCATION FOR BUSINESS

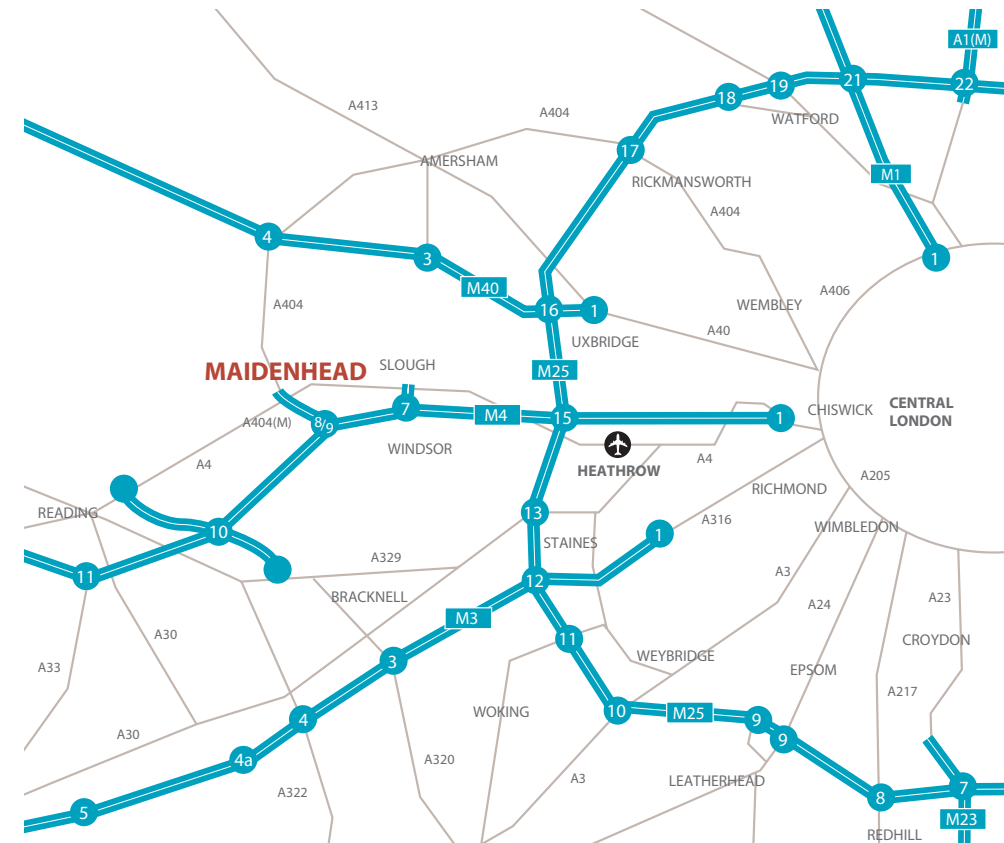
Vanwall Business Park is recognised as the premier business park in Maidenhead. It sits adjacent to the A404(M) providing direct access to the motorway network with Junction 8/9 of the M4 only 4 minutes away and Junction 4 of the M40 only 11 minutes away. Maidenhead Town Centre is within a 5 minute drive.

Rail links are excellent with regular rail services to Central London. This will be further improved with the completion of Crossrail with journey times to Bond Street and Canary Wharf being 39 and 55 minutes respectively.

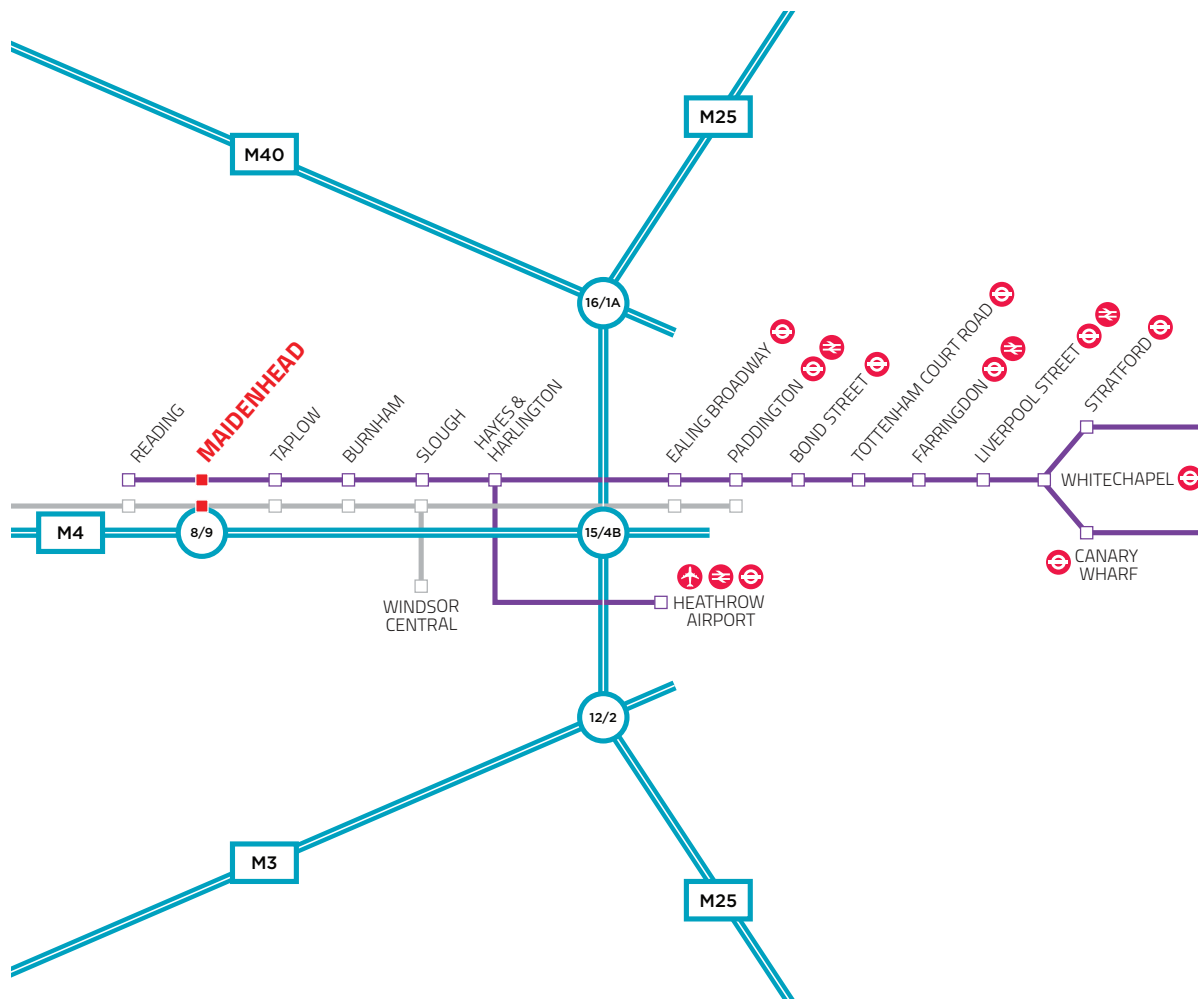


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|-------------------------------|------------------------------|
| 1 Park Café | 9 Nicholsons Shopping Centre |
| 2 Holiday Inn | 10 M&S |
| 3 Sainsbury's Local | 11 Costa Coffee |
| 4 Fredericks restaurant & Spa | 12 Tesco Express |
| 5 Maidenhead Golf Club | 13 Spirit Health Club |
| 6 Travelodge | 14 The Fat Duck |
| 7 David Lloyd's | 15 The Waterside Inn |
| 8 Odeon | |

AN ESTABLISHED
BUSINESS PARK WITH
OCCUPIERS INCLUDING:




THE WAY TO WORK



22 
MINUTE DRIVE
TO HEATHROW
AIRPORT

6 
ELIZABETH LINE
TRAINS PER HOUR
TO LONDON
(Peak times)

39 
MINUTES
BY RAIL TO
BOND STREET
(Elizabeth Line)

5 
MINUTE DRIVE
TO JUNCTION 8/9
M4 MOTORWAY

27 
MILE DRIVE
TO CENTRAL
LONDON

14 
MINUTES
BY RAIL TO
READING

TRAVEL TIMES

Road	Miles
M4 Junction 8/9	1.4
M40 Junction 4	9.8
M25 Junction 15	11.8
Reading	14.0
Heathrow T5	14.7
Heathrow T2 & 3	15.8
Central London	27

Source: Google Maps

Rail (GWR)	Mins
Slough	6
Reading	14
Ealing Broadway	31
Heathrow T2 & 3	23
Heathrow T5	35
Paddington	40
Oxford	40
Basingstoke	45

Source: National Rail

Elizabeth Line	Mins
Slough	7
Reading	12
Heathrow T2 & 3	23
Ealing Broadway	27
Heathrow T5	31
Paddington	35
Bond Street	39
Canary Wharf	55

Source: Crossrail

FIND OUT MORE

onevanwall.co.uk

Further information

For further information please contact the sole letting agents.

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