

# TOR Maidenhead

3<sup>rd</sup> Floor Offices in a landmark office building

7,163 sq ft (665 sq m)



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## Key Highlights

**TOR provides contemporary office space in a landmark building within Maidenhead town centre. The 3<sup>rd</sup> floor will undergo refurbishment with the space being delivered in Q1 2023.**

- Town centre location
- Café and communal break out areas
- Private garden area
- 22 Car spaces
- High quality showers and cycle racks
- Energy efficient design

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## Overview

TOR is a landmark building in Maidenhead town centre that provides outstanding office space with excellent shared amenities.

The building is already home to a Interchange is the largest multi-let building that has been delivered in the town centre for over 20 years, providing Grade A office space, with unprecedented value for its occupiers.

TOR benefits from an impressive double-height reception area with café serving barista coffee and a wide range of breakfast and lunch options. It also has the benefit of private gardens offering green space for staff to enjoy a break from the office.

The 3<sup>rd</sup> floor suite of 7,163 sq ft is available from December 2022.

## Location

Maidenhead is a thriving business location in the heart of the Thames Valley with notable businesses in the town including Adobe, Weight Watchers, Biogen and Maersk. It also has excellent retail and leisure amenities and strong transport connections.

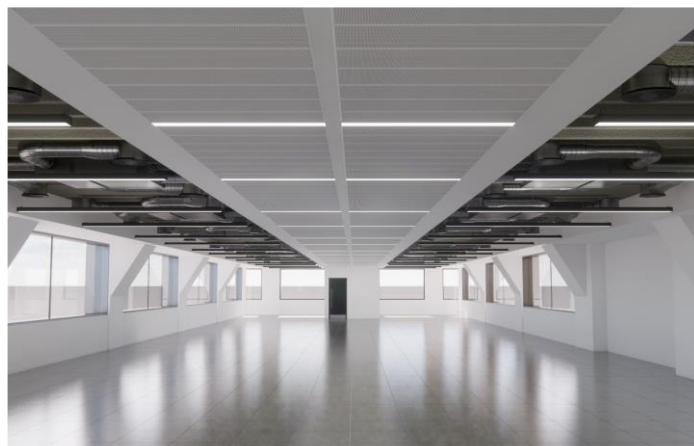
Maidenhead rail station provides fast and direct services to London via the national rail network and the Elizabeth line.

## Specification

- Café and break out areas
- Private garden area
- Air conditioning
- Car parking ratio of 1:342 sq ft
- 41 cycle racks
- High quality changing facilities
- Energy efficient design
- 24 hour security
- EPC B

## Available Accommodation

<u>Floor</u>	<u>Sq Ft</u>	<u>Sq M</u>
Third	7,163	665



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## Rent

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£37.50 per sq ft

## Rates & Service Charges

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Business Rates: £10.41 per sq ft  
Service Charge: £7.71 per sq ft

## Lease

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The space is available by way of a new effective FRI lease direct from the landlord.

## VAT

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The building has been elected for VAT

## Viewing

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Strictly by appointment.

Stuart Chambers  
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