



**TREHUS**



# Trehus is designed differently.

Future-proof your business, reflect your values.

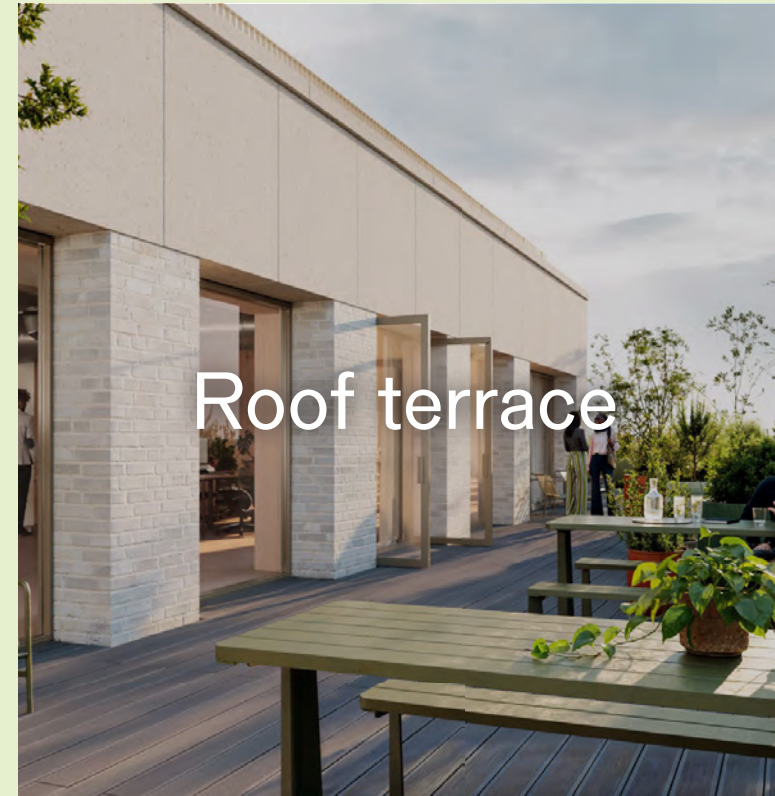
Take space in an office that aligns with your ethos at the same time as directly contributing towards ESG goals. The timber structure provides a lower carbon footprint over conventional concrete offices, as well as accrued over the building's lifetime through low energy usage. Designed by award-winning sustainability experts Waugh Thistleton Architects, this is an office built to last.



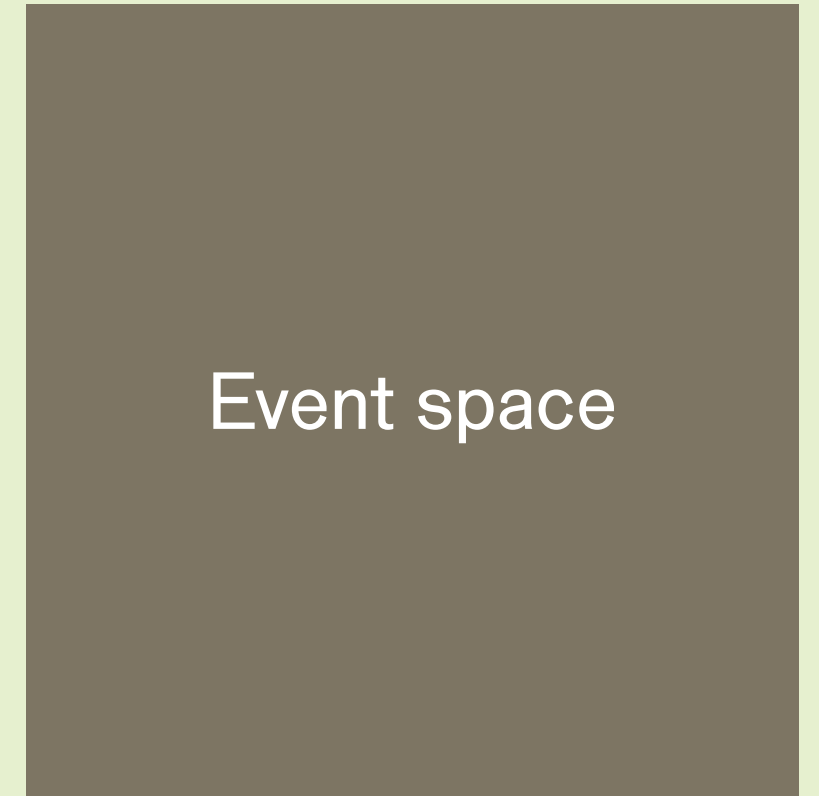
Co-working areas



53 bicycle spaces and showers



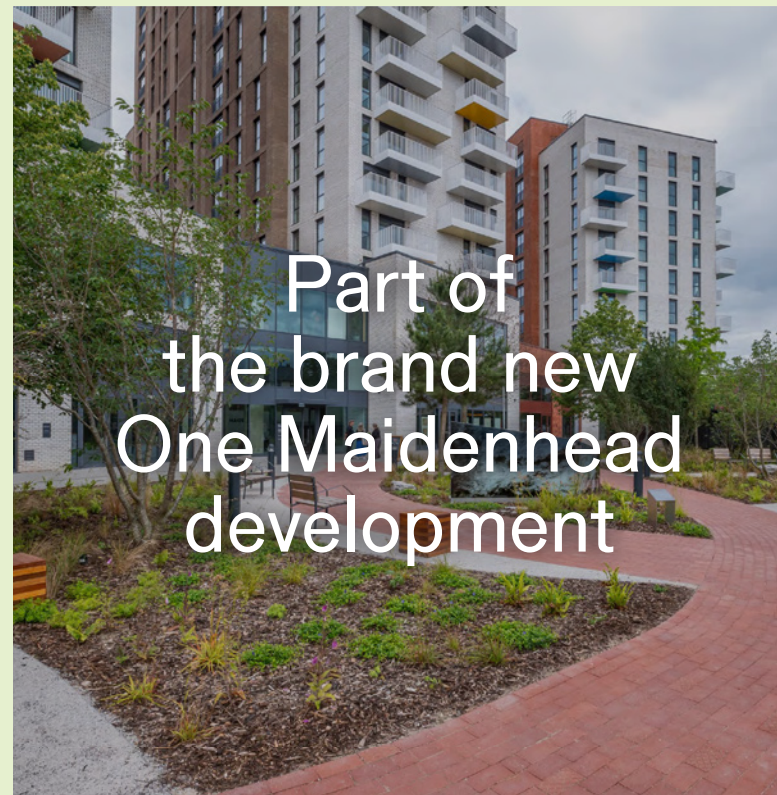
Roof terrace



Event space



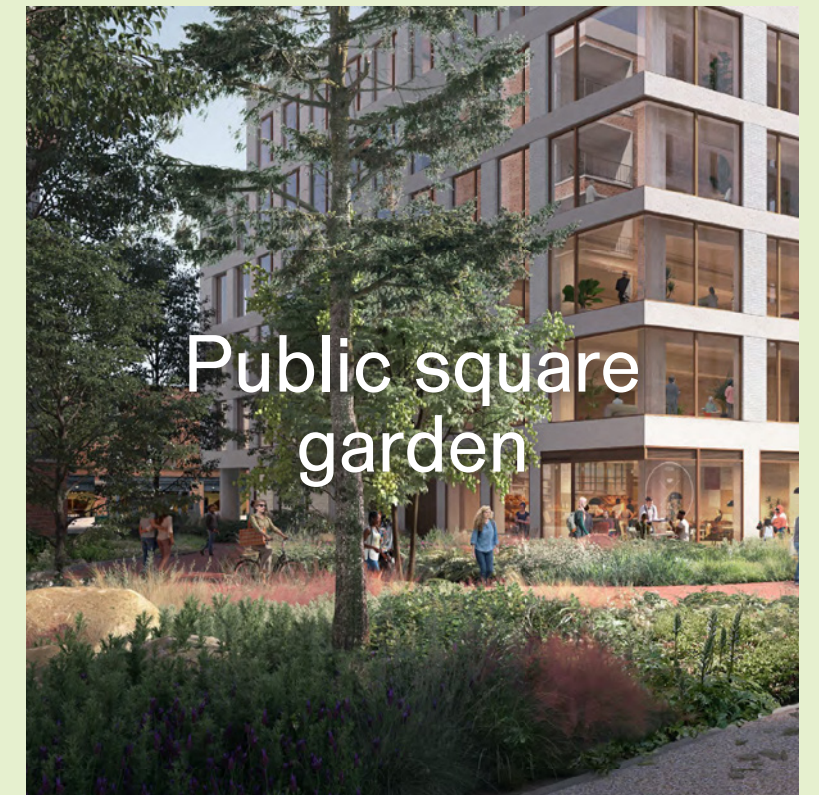
Potential for a café at ground level



Part of the brand new One Maidenhead development



Direct transport links via Southwest Rail and the Elizabeth Line



Public square garden



\* An innovative approach to office design.

From inspiring you during your working day to deepening your connections to nature and the local community, Trehus is designed differently.



A new type of office environment, built in harmony with its surroundings.

5



TREHUS



# People-first.

A people-first development,  
Trehus provides new spaces to gather,  
interact and connect with others.



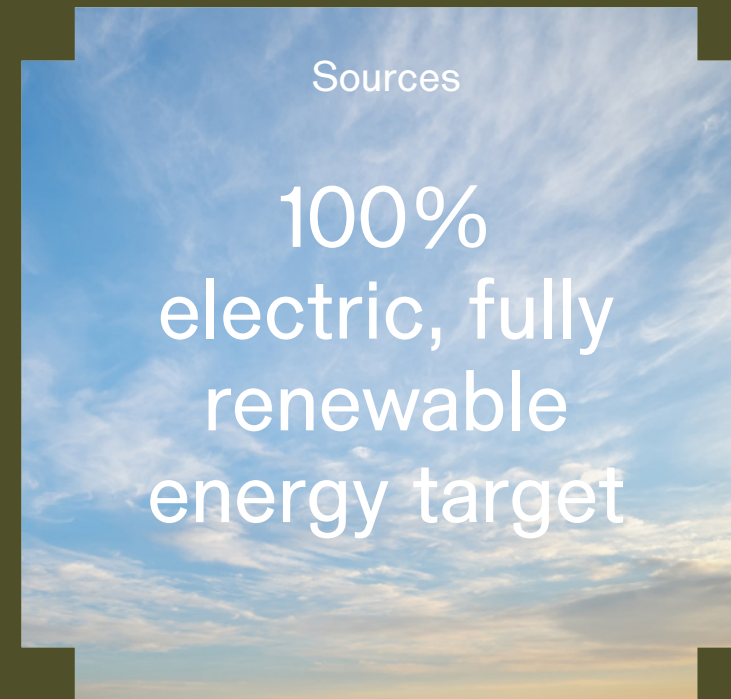
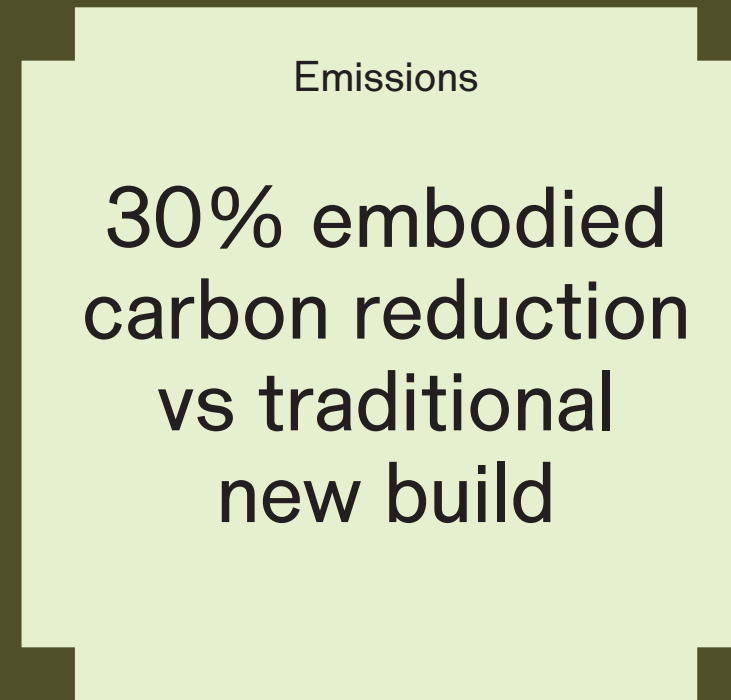
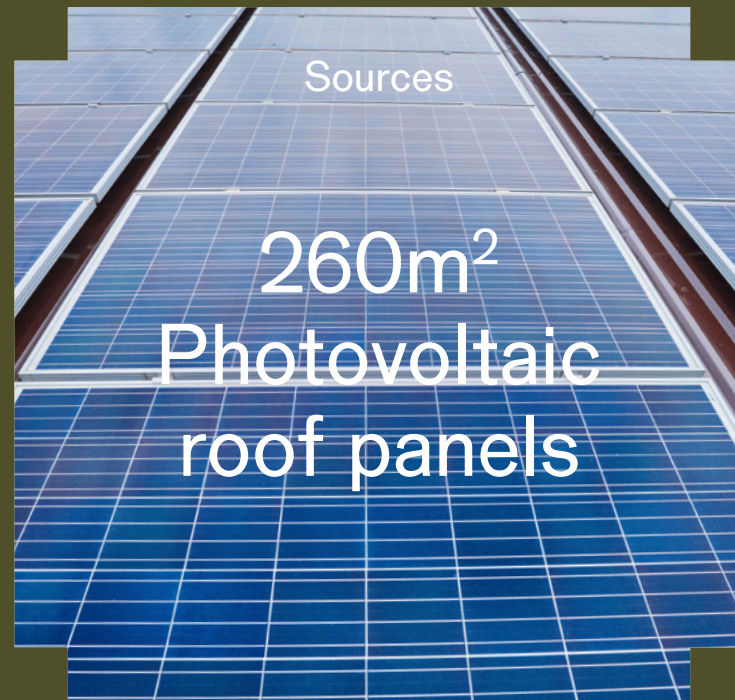


# Designed for health and wellbeing.

Natural materials and masses of natural daylight improve wellbeing and make this building feel unique.

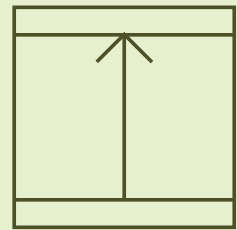


Trehus will be a timber-framed construction with very high environmental ambitions, targeting net zero carbon emissions, BREEAM Outstanding and 3\* Fitwel ready.





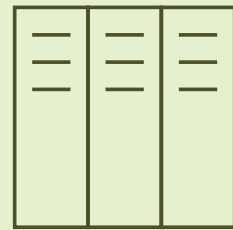
# Specification.



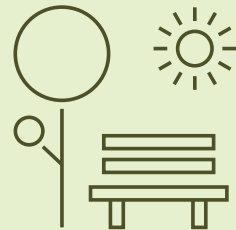
3.0M FLOOR TO CEILING HEIGHTS



5 SHOWERS



54 LOCKERS



2,400 SQ FT COMMUNAL ROOF TERRACE



EXCELLENT AIR QUALITY



HIGH QUALITY LIGHTING FOR VISUAL COMFORT



EPC A (TARGETING)



BREEAM OUTSTANDING (TARGETING)

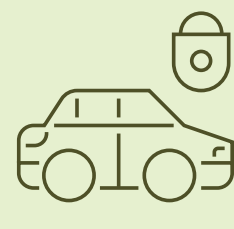
9



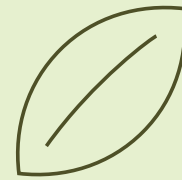
GREEN ROOF



48 ELEVATED DOUBLE TIERED RACKS & 5 OVERSIZED BIKE STANDS



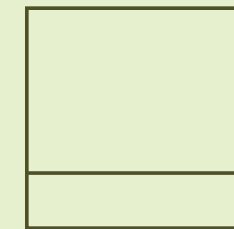
50 ALLOCATED SPACES WITH 300 LICENCES NEARBY



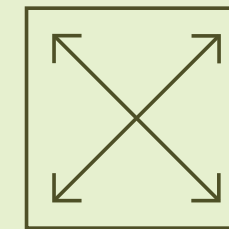
NET ZERO CARBON ENABLED



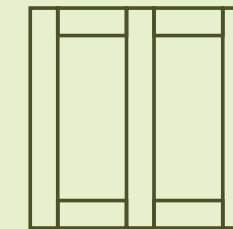
ACCESS AND MEP CONFIGURED FOR TWO TENANCIES PER FLOOR



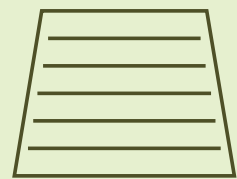
FULLY ACCESSIBLE RAISED FLOOR (125MM VOID)



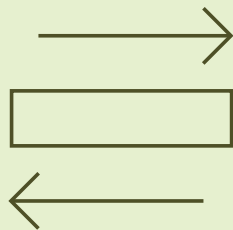
OCCUPANCY RATIO 1:10 SQ M



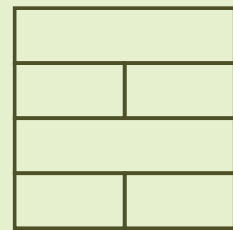
TIMBER FRAMED WITH CONCRETE CORE



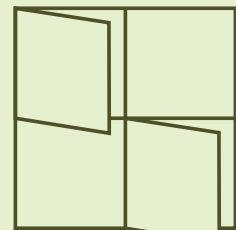
OVER 260 SQ M OF PV PANELS



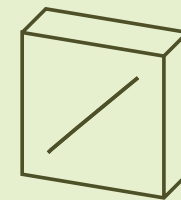
LVL BEAMS AND 400 X 400 COLUMNS



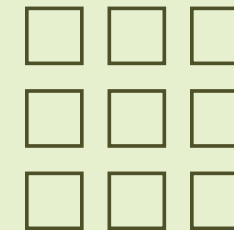
STONE CLAD FAÇADE



OPENABLE WINDOWS



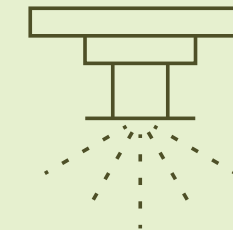
HIGH PERFORMANCE DOUBLE GLAZING WITH UV COATING AND SOLAR CONTROL



GLAZING RATIO OPTIMISED FOR ENERGY EFFICIENCY AND external aspect



DDA COMPLIANT



SPRINKLER SYSTEM TO LPCB RULES AND BS 12845 (FED FROM PHASE 1)



Inspire a productive and creative workspace.





# Space.

	SQ FT	SQ M
Fifth floor	9,300	864
Fourth floor	11,991	1,114
Third floor	11,991	1,114
Second floor	11,991	1,114
First floor	11,388	1,058
<b>Office total</b>	<b>56,661</b>	<b>5,264</b>
Ground reception	2,616	243
Ground floor – Class E front	2,691	250
Ground floor – Class E rear	3,746	348
Fifth floor terrace	2,400	223
<b>Building total</b>	<b>68,114</b>	<b>6,328</b>

Net Internal Areas (6th Ed)

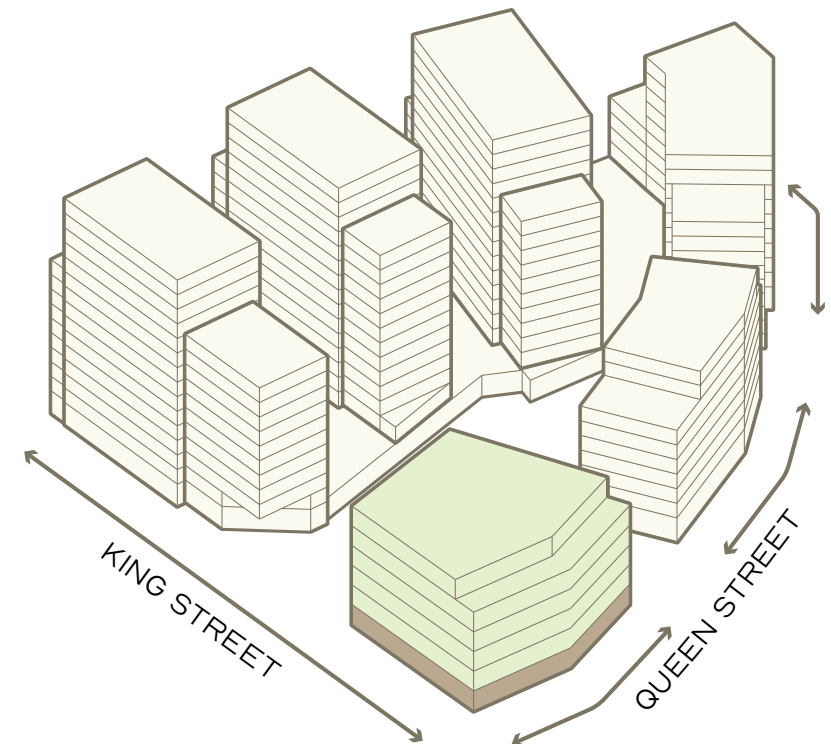


# Ground floor.

Reception  
2,616 sq ft / 243 sq m

Class E front  
2,691 sq ft / 250 sq m

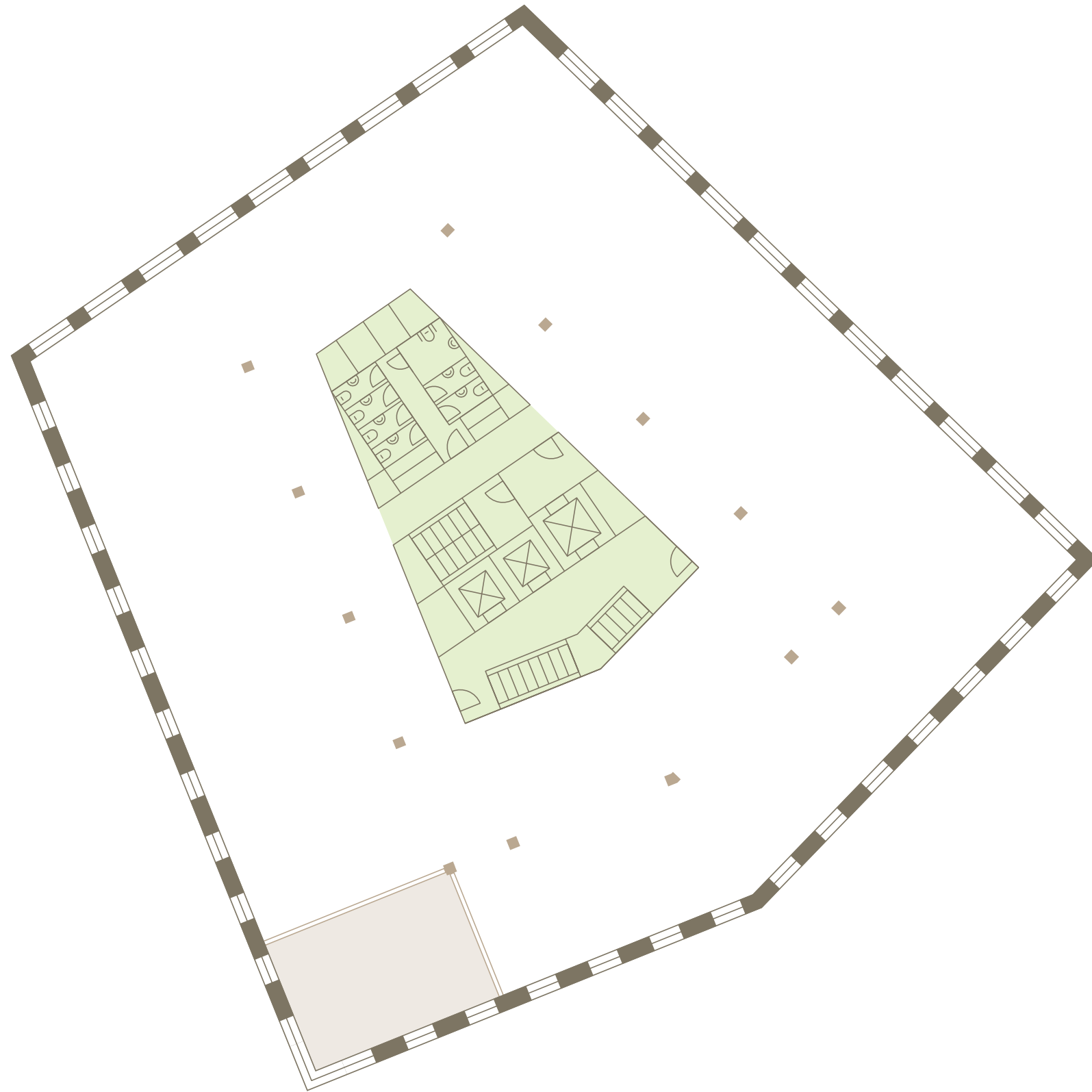
Class E rear  
3,746 sq ft / 348 sq m





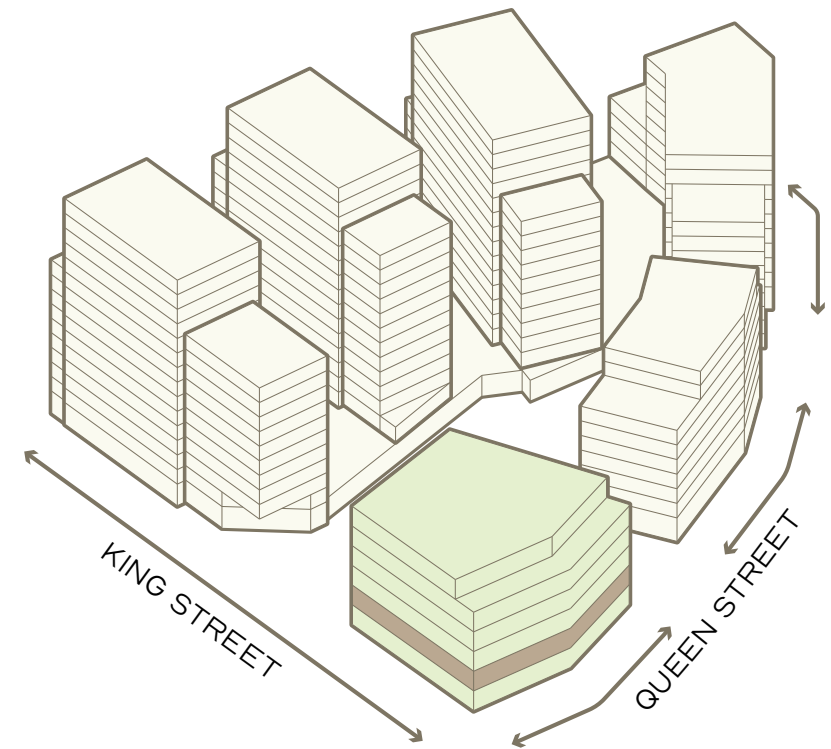
13

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# First floor.

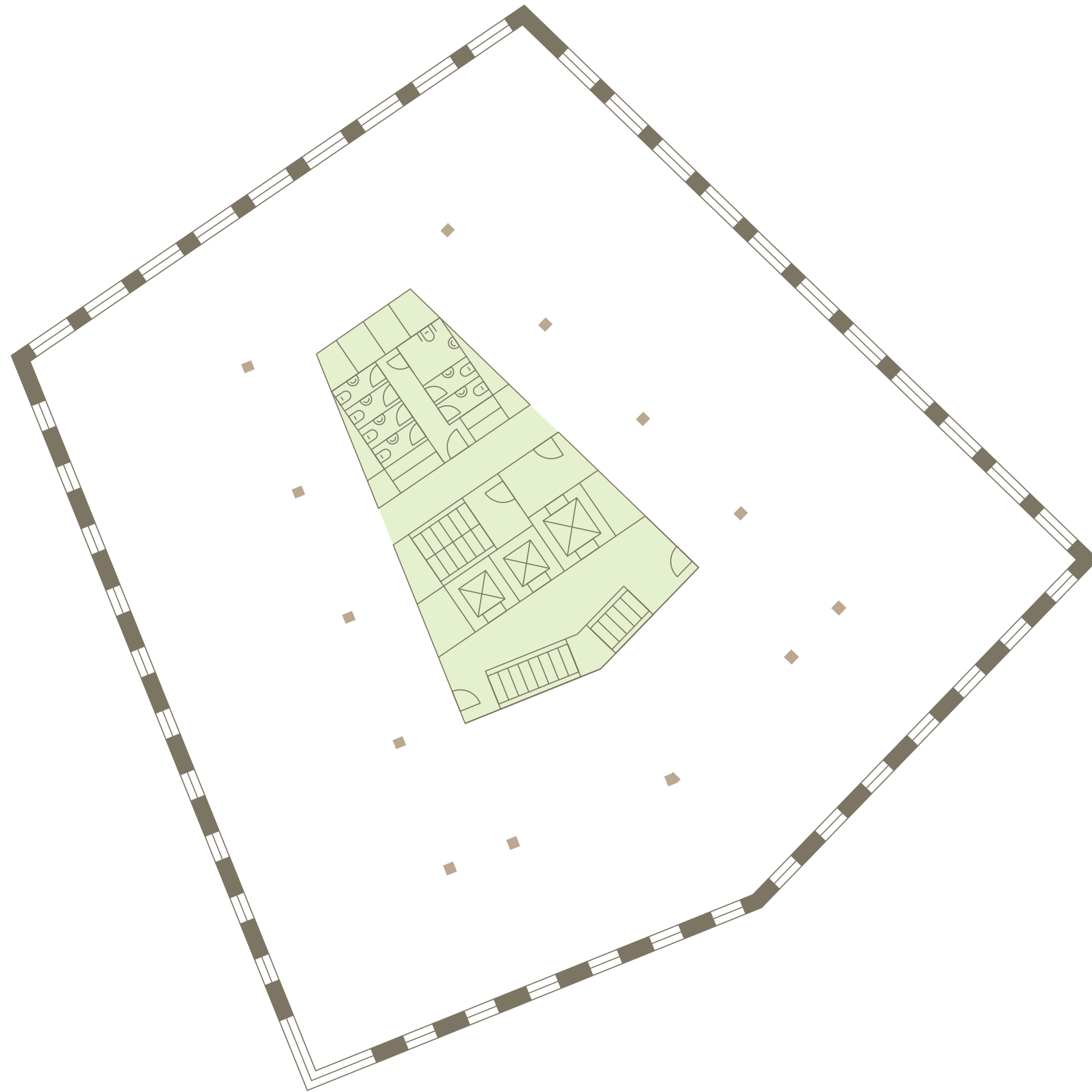
Work space  
11,388 sq ft / 1,058 sq m





14

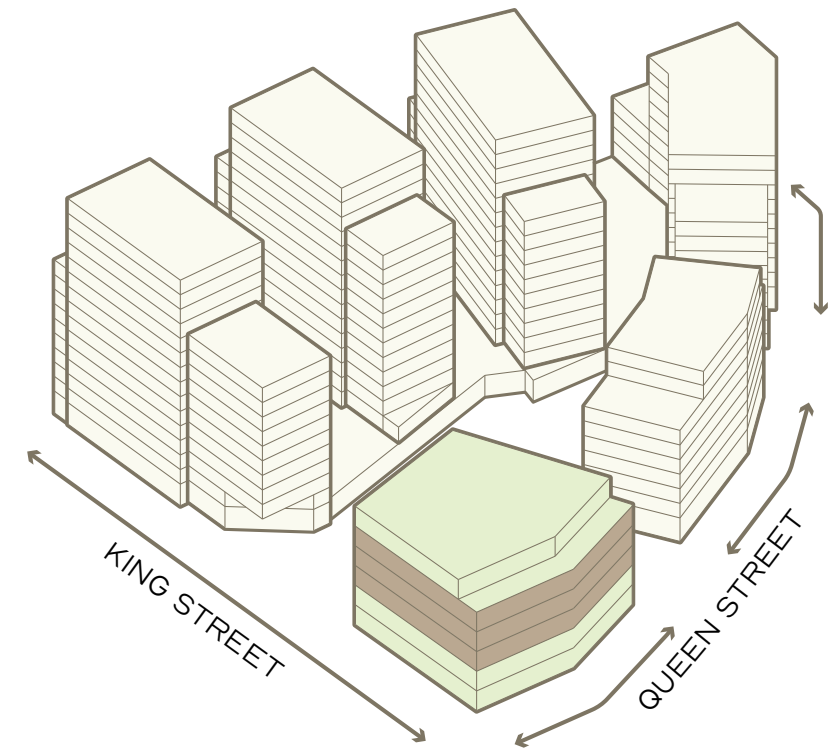
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# Typical floor.

(2nd – 4th)

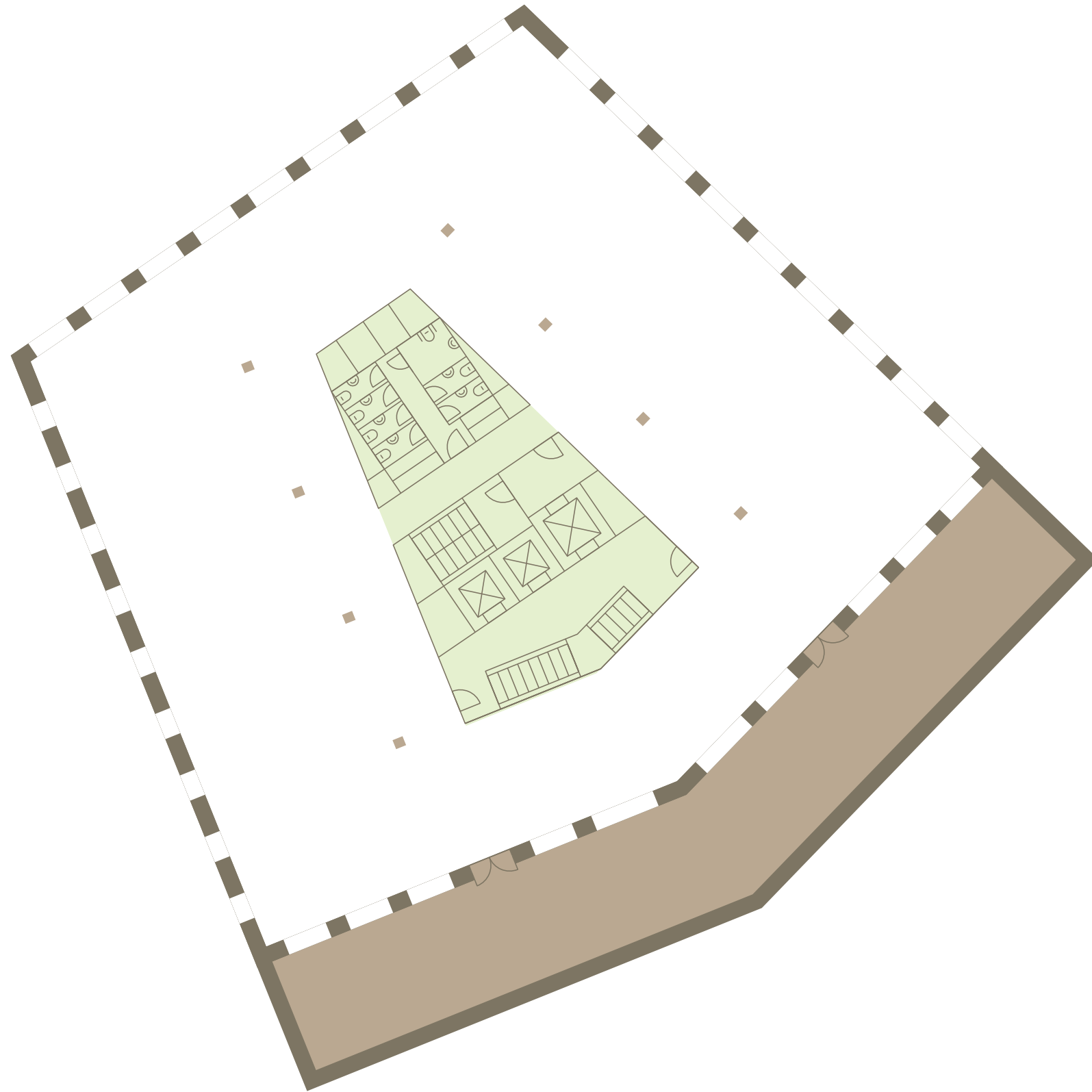
Work space  
11,991 sq ft / 1,114 sq m





15

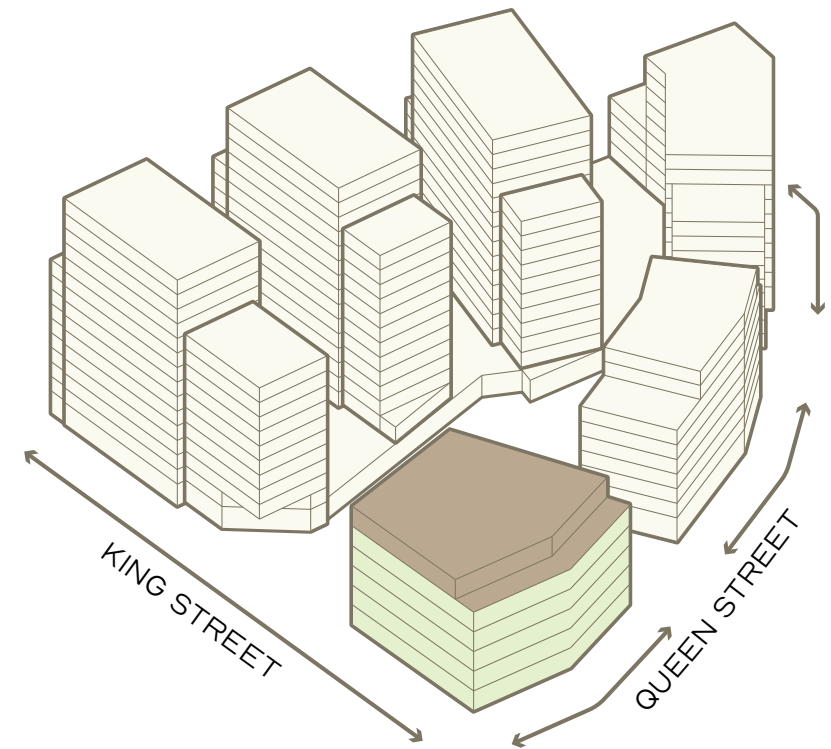
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# Fifth floor.

Work space  
9,300 sq ft / 864 sq m

Terrace  
2,400 sq ft / 223 sq m





# A new energy in Maidenhead.

Trehus is Phase 2 of the One Maidenhead masterplan. Reinvigorating the town centre into a destination that draws people together and strengthens community with new ways to live and work. Phase 1 completed in 2024 and is operated by Get Living, a pioneering rental operator, committed to creating neighbourhoods that bring people together, inspire connection and help people to live well.

**3.5 acres**

town centre  
regeneration

**36,000**

sq ft of ground floor  
shops and restaurants

**429**

new residential  
apartments

**100%**

electrically  
powered





# Connected Maidenhead.

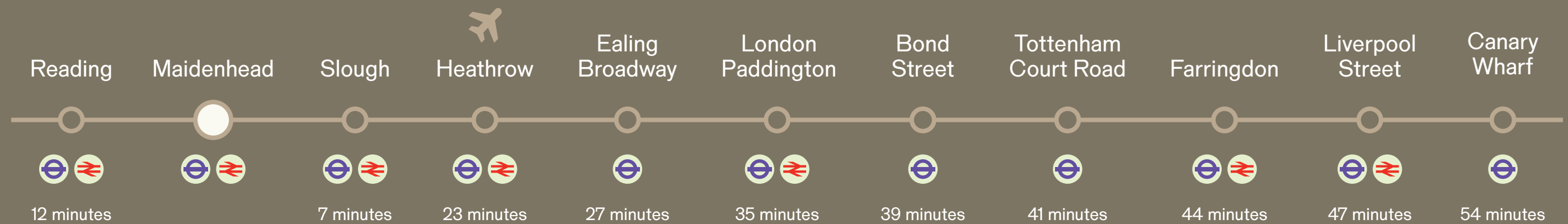
## Travel time by car

M4 J8/9	5 mins
Heathrow	22 mins
Reading	25 mins
Watford	45 mins
Oxford	48 mins
London	58 mins

## Travel time by train

Slough	6 mins
Reading	9 mins
London Paddington	25 mins
Wokingham	35 mins
Windsor	35 mins
Heathrow	41 mins
Oxford	42 mins

## Elizabeth Line



# Maidenhead convenience.

## One Maidenhead

1 Haute Dolci	3 To be announced	5 Co-Op
2 Nando's	4 Pret	6 Jetts Gym

## King Street

7 The Borough Wine Bar	10 Delhi Junction	13 O'Neills
8 Chai Cocoa Cafe	11 Miyazaki	14 Seasonality Restaurant
9 The Corner House Pub	12 No.1 Bar & Grill	15 Tempo Barbers

## Queen Street

16 Casa D'Or Cafe	19 David Lloyd Gym	22 Off the Tap
17 Chuck and Blade Burgers	20 Noodle Nation	23 Subway
18 Costa Coffee	21 Odeon Luxe	24 Vina Baguette

## High Street

25 Bakedd Artisan Bakery	31 Fox & Bear Coffee	37 Marks and Spencer
26 Bardo Lounge	32 The Greek House	38 McDonald's
27 The Bear Pub	33 Greggs	39 Presto Italian Street Food
28 Cafe Nero	34 GDK	40 Pizza Express
29 Coppa Club	35 Holland & Barrett	41 Sauce & Flour
30 Flavio's Bar Restaurant	36 The Maiden's Head	42 ToMo Tankovna



19

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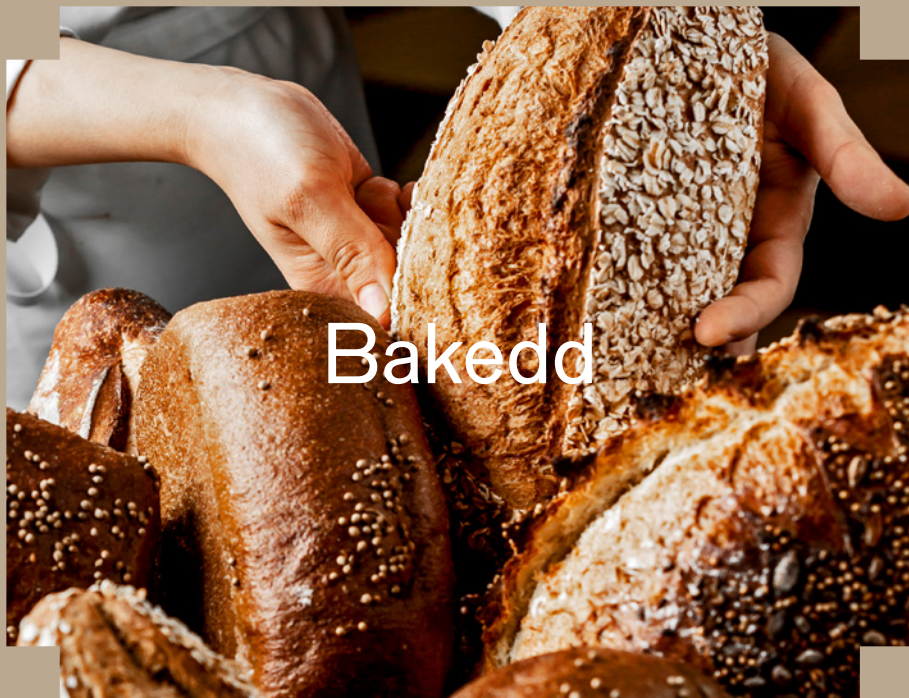
Haute Dolci



Tempo Barbers



Chuck and Blade



Bakedd



Fox and Bear Coffee



David Lloyd

# \* Maidenhead – the future.



**2,000+**  
new homes  
being built

**150,000**  
sq ft new  
office space

The Elizabeth Line  
provides four trains an  
hour to both Reading  
and London



Improved leisure,  
food and beverage  
and amenity offer

# Maidenhead development.

Building	Use	Unit / sq ft	Status
1 Berkshire House	Residential	68	Completed
2 Chapel Arches	Mixed use	242 / 30,000	Completed
3 Market House	Office	75,390	Completed
4 The Point	Office	78,625	Completed
5 Lantern	Office	19,162	Completed
6 York Road	Residential	229	Phase 1 completed
7 West Street	Mixed use	310 / 226,000	Pre-planning
8 Reform Road	Mixed use	300	Pre-planning
9 St Cloud Way	Residential	600	PC 2021
10 Golf Course	Residential	c.2,000	JV announced July 2018
11 Braywick Leisure Centre	Leisure	—	Completed
12 St Cloud Gate	Office	40,000	Planning approved
13 Statesman House and Braywick Gate	Mixed use	125 / c.181,000	Planning approved
13 Nicholson Quarter	Mixed use	1,435,404	Planning approved



An established and proven office location

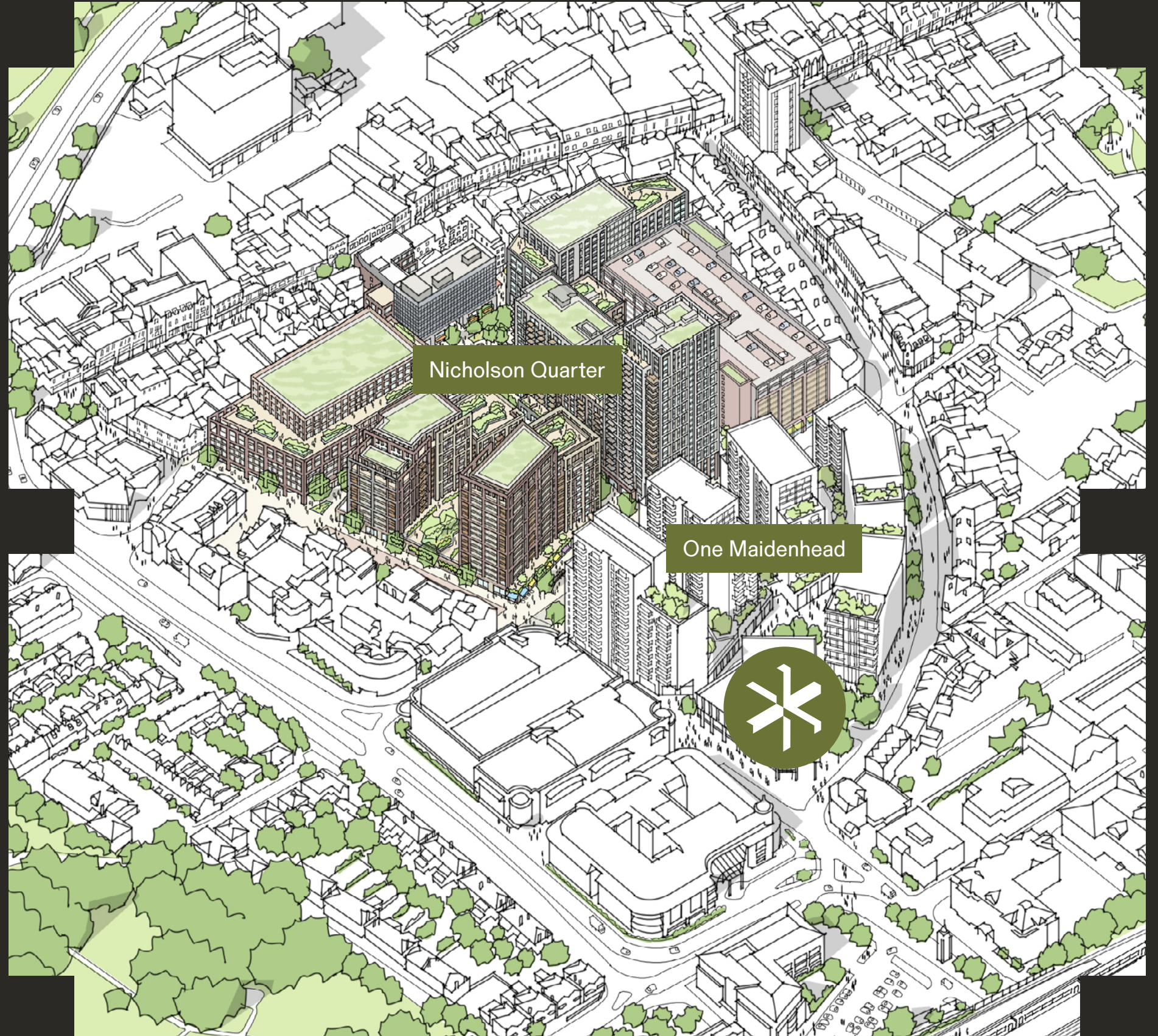
					
					
					



# Nicholson Quarter.

Mixed-use totalling  
1,400,000 sq ft

Intention to start on-site



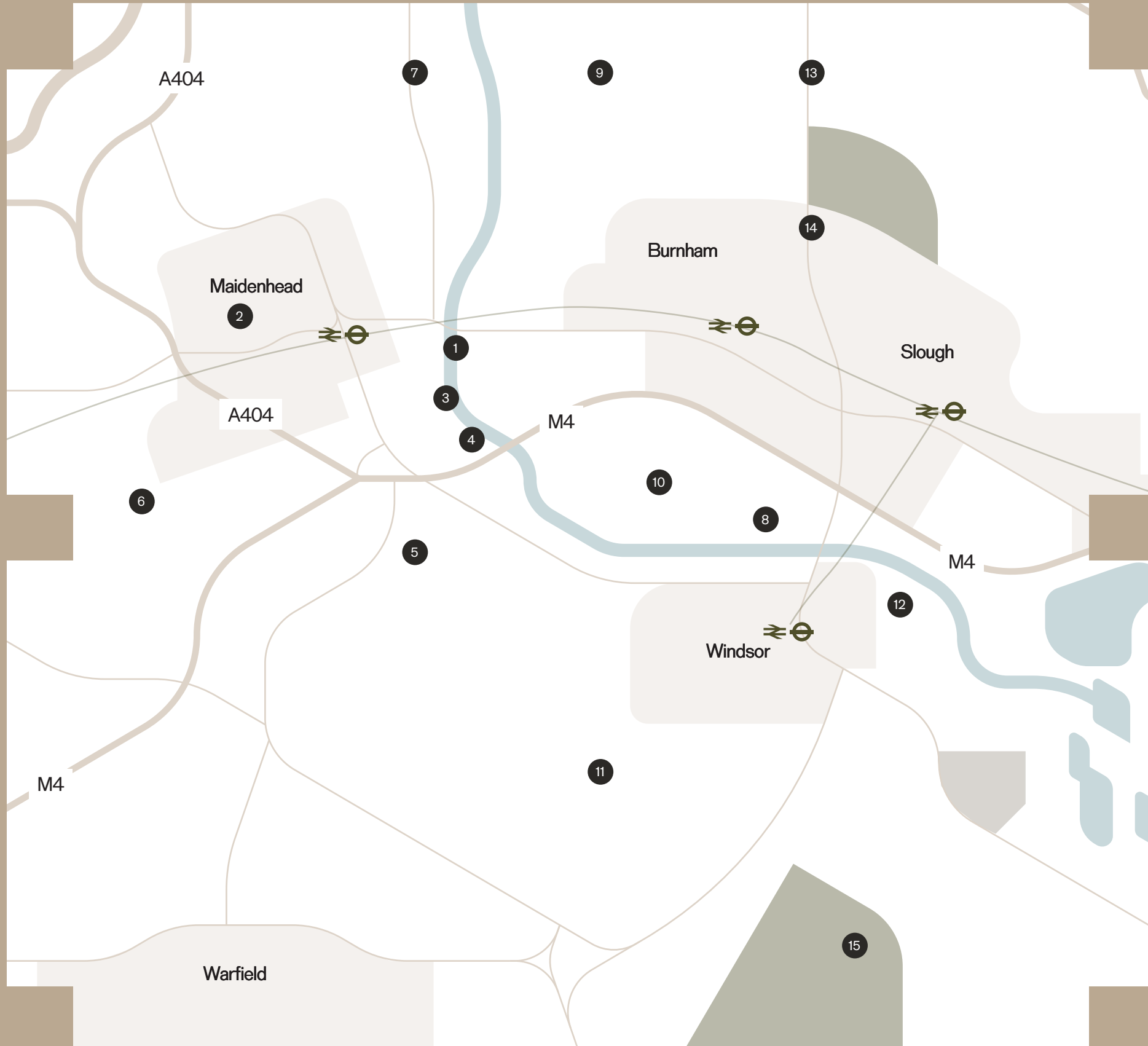
Nicholson Quarter

One Maidenhead



# Culture and leisure.

	Drive time
1 River Arts Club	6 mins
2 Norden Farm Centre for the Arts	6 mins
3 The Fat Duck	7 mins
4 Waterside Inn	7 mins
5 George on the Green	7 mins
6 West London Aero Club	10 mins
7 Stanley Spencer Gallery	13 mins
8 Royal Windsor Race Course	14 mins
9 Clivedon House Hotel	16 mins
10 Dorney Lake	17 mins
11 Legoland	17 mins
12 St George's Chapel	18 mins
13 Stoke Park Country Club	25 mins
14 Burnham Beeches	22 mins
15 Windsor Great Park	26 mins



25

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River Arts Club



The Fat Duck



Stanley Spencer Gallery



Royal Windsor Race Course



LEGOLAND



Stoke Park Country Club

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\* Professional team.

WAUGH THISTLETON ARCHITECTS

ARCHITECTS

HEYNE  
TILLET  
STEEL

STRUCTURAL  
ENGINEERS

MAX FORDHAM

MEP ENGINEERS



QUOD  
PLANNING  
CONSULTANT



LANDSCAPE  
DESIGNERS

WID  
HUB  
HUB

DEVELOPERS

SMEDVIG★

INVESTORS

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# TREHUS



## A development by



SMEDVIG★

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