

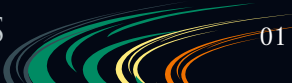


SPENCERS

COOKHAM DEAN · MAIDENHEAD

EXCEPTIONAL NEW OFFICES OFFERING BUSINESSES A
UNIQUE WORK LIFESTYLE BALANCE

PRE-LET OPPORTUNITY FROM
3,000 SQ.FT. - 18,000 SQ.FT.





STRIKING NEW OFFICE BUILDING TOTALLING 18,000 SQ.FT.
DESIGNED TO LET AS A WHOLE OR IN
SMALLER OFFICE SUITES FROM 3,000 SQ.FT.

Spencers provides an exciting new office opportunity which will be built to a high quality sustainable specification with a focus on energy efficiency. The building has been designed with impressive features and infrastructure meeting the needs of today's occupier. Features include high speed fibre connectivity, secure cycle racks, ample on-site parking and unique outdoor amenities including external meeting rooms and cycle/running routes.

A number of businesses from the technology and pharmaceutical sectors already enjoy the location and are long standing tenants of the neighbouring Courtyard Barns offices.

The Thames Valley is the second most productive area in the UK, only behind London. It has a wealth of highly skilled and well educated employees, the benefit of excellent international and local connectivity, quality housing stock, and is a high-growth economic hub.

- New Grade A offices
- Excellent on-site parking
- Air conditioning
- LED lighting
- Energy efficient
- Extensive countryside views
- External meeting rooms
- Access to cycle and running tracks

Spencers is located in an elevated position with panoramic views across the Thames Valley to Windsor Castle and Cliveden, whilst being conveniently situated less than 10 minutes drive to Maidenhead and the national motorway network.

From 2021 The Elizabeth Line is set to provide a rapid link from Maidenhead to Heathrow Airport, the West End, the City of London and Canary Wharf. Crossrail will also provide easy access to Eurostar, Docklands Light Railway (via Stratford), Luton & Gatwick Airports (via Farringdon), Stansted Airport (via Liverpool Street) and London City Airport (via Custom House).

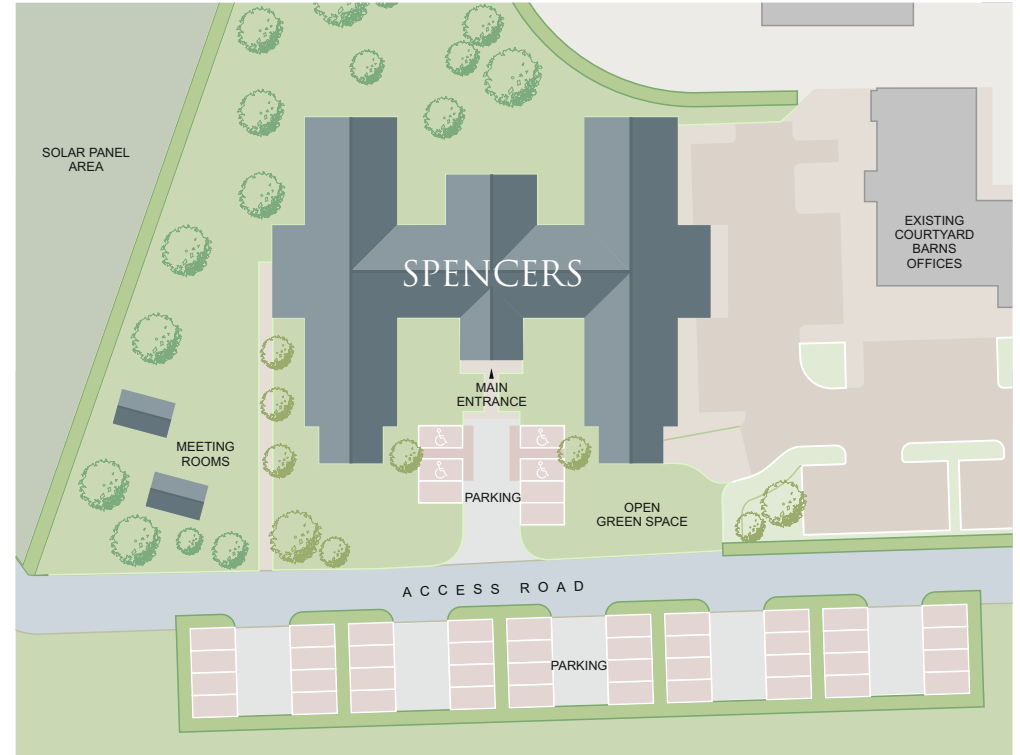
A new Western Rail Link to Heathrow has also been proposed by the Department from Transport, which will junction off from Langley to merge with existing lines to Heathrow Terminal 5.

BY CAR (distances from Spencers)

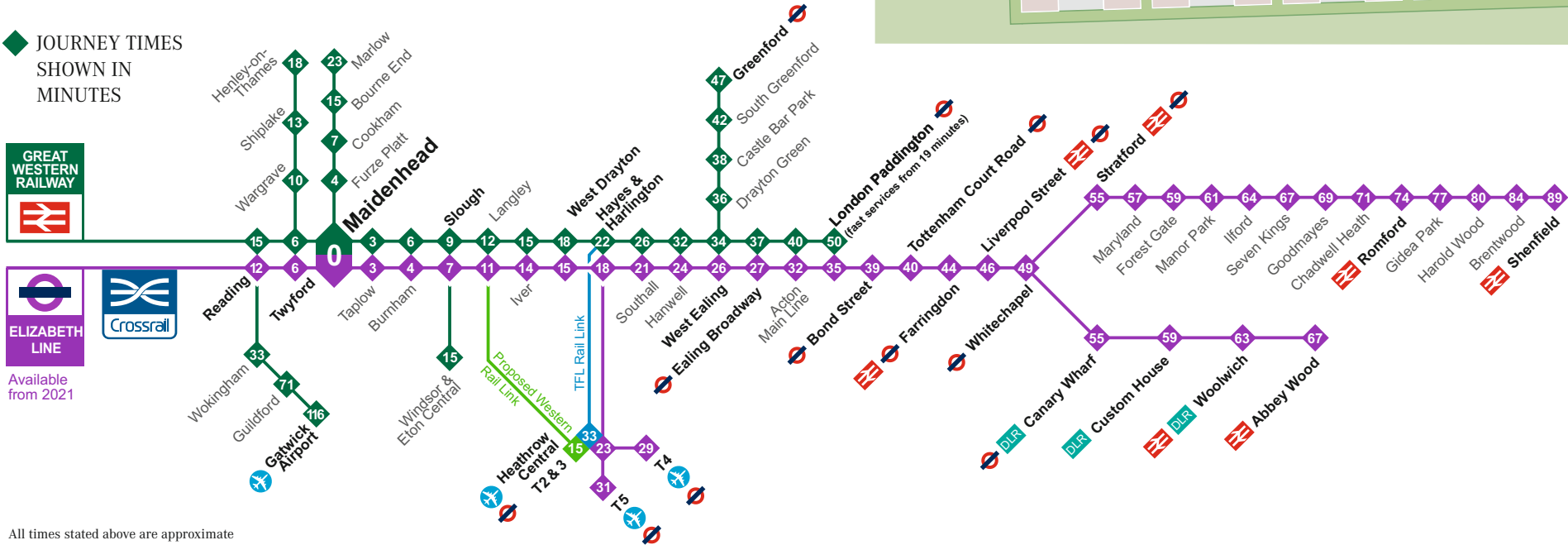
Marlow Town Centre:	3.5 miles
Maidenhead Town Centre:	3.6 miles
M4 Junction 8/9:	5.4 miles
M40 Junction 4:	7.2 miles
Heathrow Airport:	21.5 miles
Central London:	30 miles

BY TRAIN (times)

Maidenhead train station to London Paddington
 departs every 15 minutes. Travel times from 19 minutes.



JOURNEY TIMES
 SHOWN IN
 MINUTES



All times stated above are approximate



An ideal work lifestyle balance for your business...

- 
 Fibre connectivity
- 
 Grade A finishes
- 
 Air conditioning
- 
 Excellent parking
- 
 Electric car charging points
- 
 LED lighting
- 
 Cycle racks
- 
 Bicycles provided for tenants use
- 
 Lift
- 
 Shower and changing rooms
- 
 External WIFI & power
- 
 External meeting rooms
- 
 Access to cycle & running tracks
- 
 Sustainable features





The River Thames at Bray



- Stunning views across the Thames Valley
- An aspirational setting for both for staff and clients
- A lifestyle balance encouraging high productivity and staff retention
- Access to cycle and running routes
- External meeting rooms with power and wifi. A place to be creative
- Surrounded by an array of restaurants and amenities
- Easy access to Cookham, Marlow and Maidenhead.



The Fat Duck at Bray



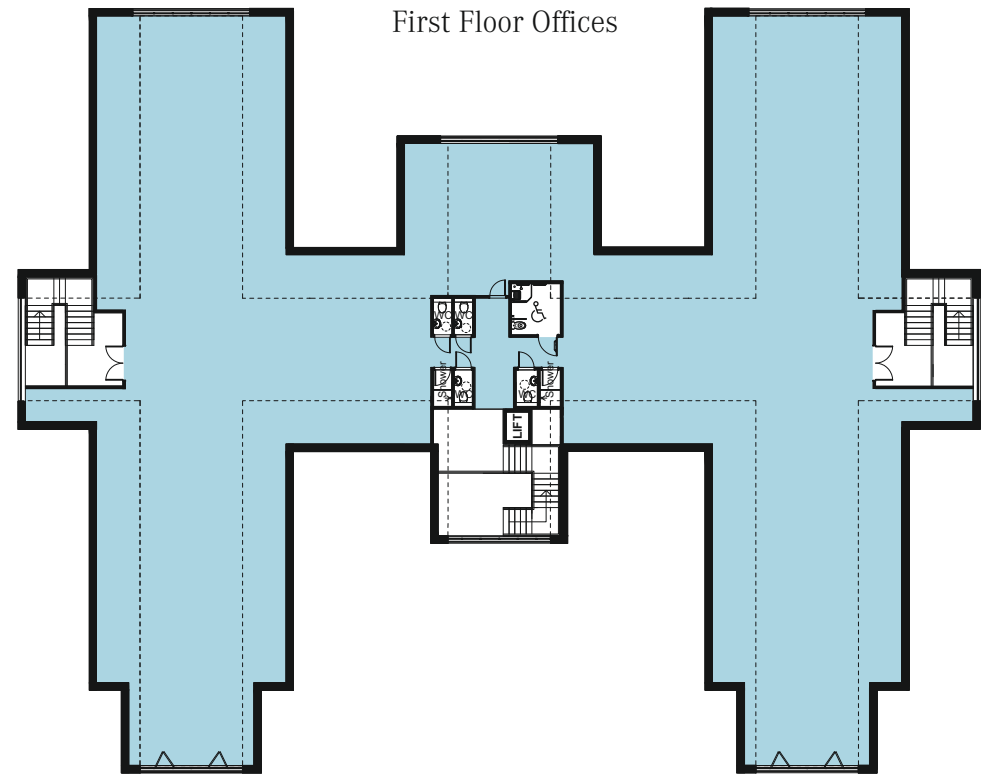
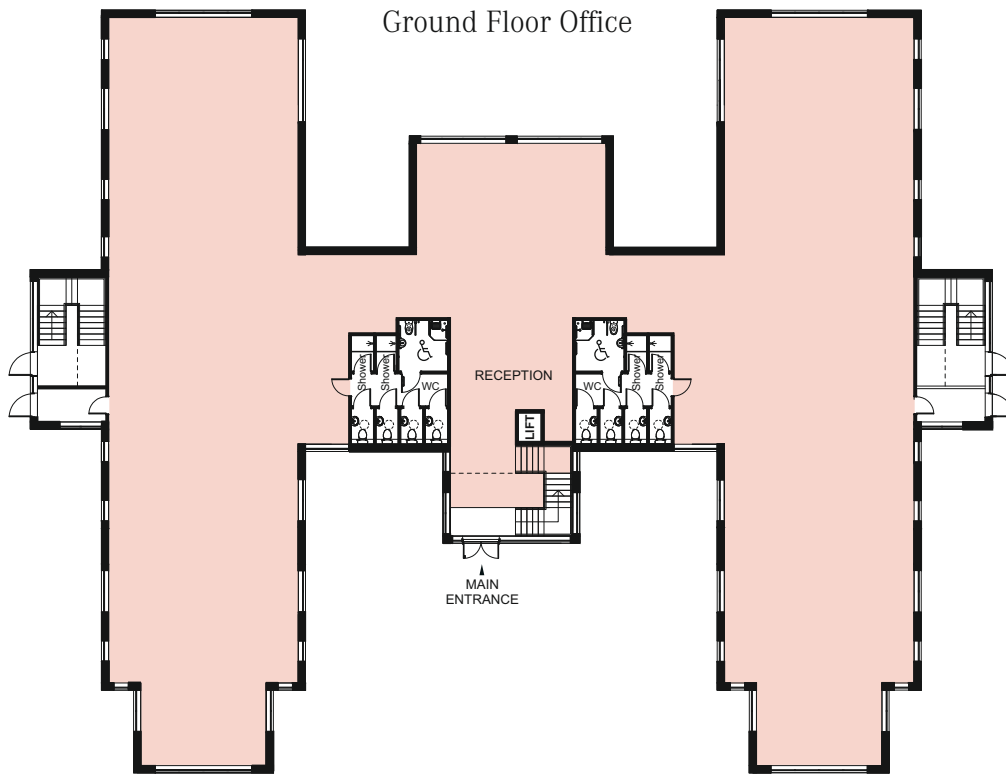
Marlow Bridge over The Thames



Tom Kerridge's Hand & Flowers Restaurant, Marlow



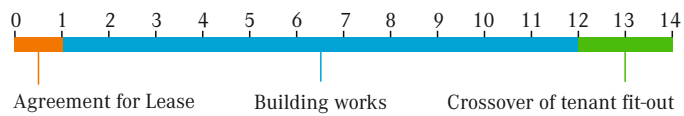
Cookham Village Centre



Accommodation

Ground Floor Offices	872 sq m	9,386 sq ft
First Floor Offices	872 sq m	9,386 sq ft
TOTAL (IPMS 3)	1,744 sq m	18,772 sq ft

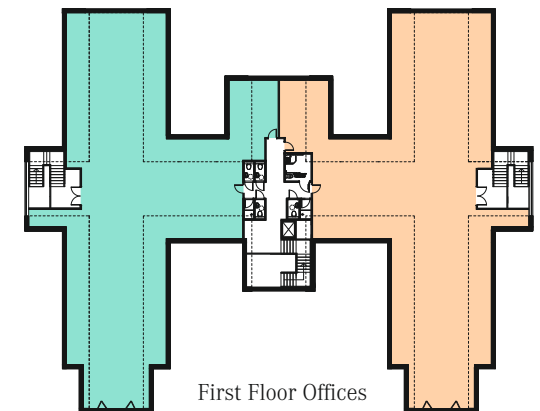
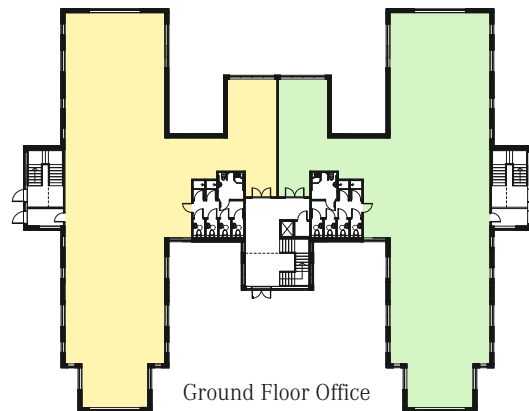
*Build timeline in months



*The final timeline is to be agreed between the parties and is subject to the final specification.

Proposed four occupier layout - suites available from c.3,000 sq ft

Indicative Floor Plans





SPENCERS

COURTYARD BARN, CHOKE LANE
COOKHAM DEAN, MAIDENHEAD SL6 6PT



TERMS

A new lease for a term to be agreed on a pre-let basis. Full details upon application.

Please speak to the sole agents:

Mark Harris DD: 01628 367439

mark@pagehardyharris.co.uk

Kieran Webber DD: 01628 367438

kieran@pagehardyharris.co.uk



Disclaimer: Page Hardy Harris for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: I) these particulars are given without responsibility of Page Hardy Harris or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) Page Hardy Harris cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of Page Hardy Harris has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; V) Page Hardy Harris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. February 2020