



Lantern

M A I D E N H E A D

Suites available from 2,632 sq ft



Accommodation

Floor	sq ft	sq m
Part Third	2,632	244.5
Part Third	Let to Genesis	
Second	6,397	594.3
First	6,031	560.3
Ground Reception	681	63.2

Total Available **15,042** **1,399.1**

The measured survey is approx IPMS3 areas.



CONCIERGE SERVICE



TOILETS



DISABLED TOILETS



SHOWERS



LOCKERS



RECEPTION FACILITIES



SUPER FAST WIFI



CYCLE REPAIR STATION



CYCLE RACKS



EPC A



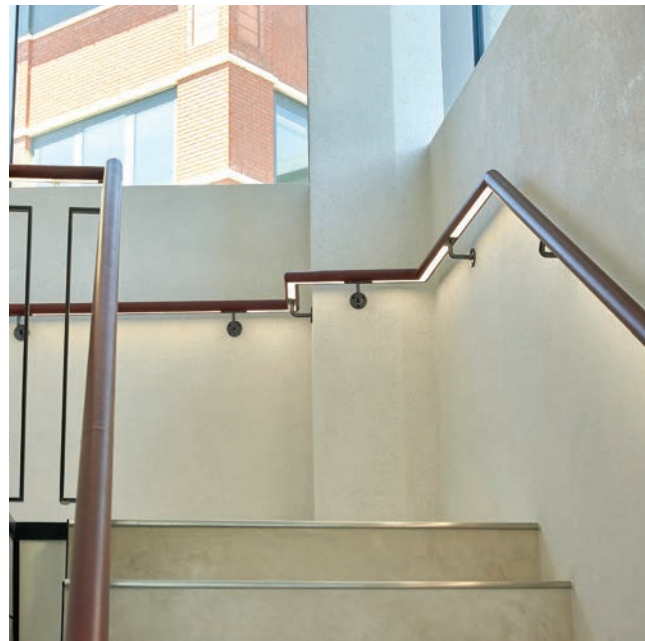
CAR PARK RATIO 1:236 SQ FT



CAR CHARGING

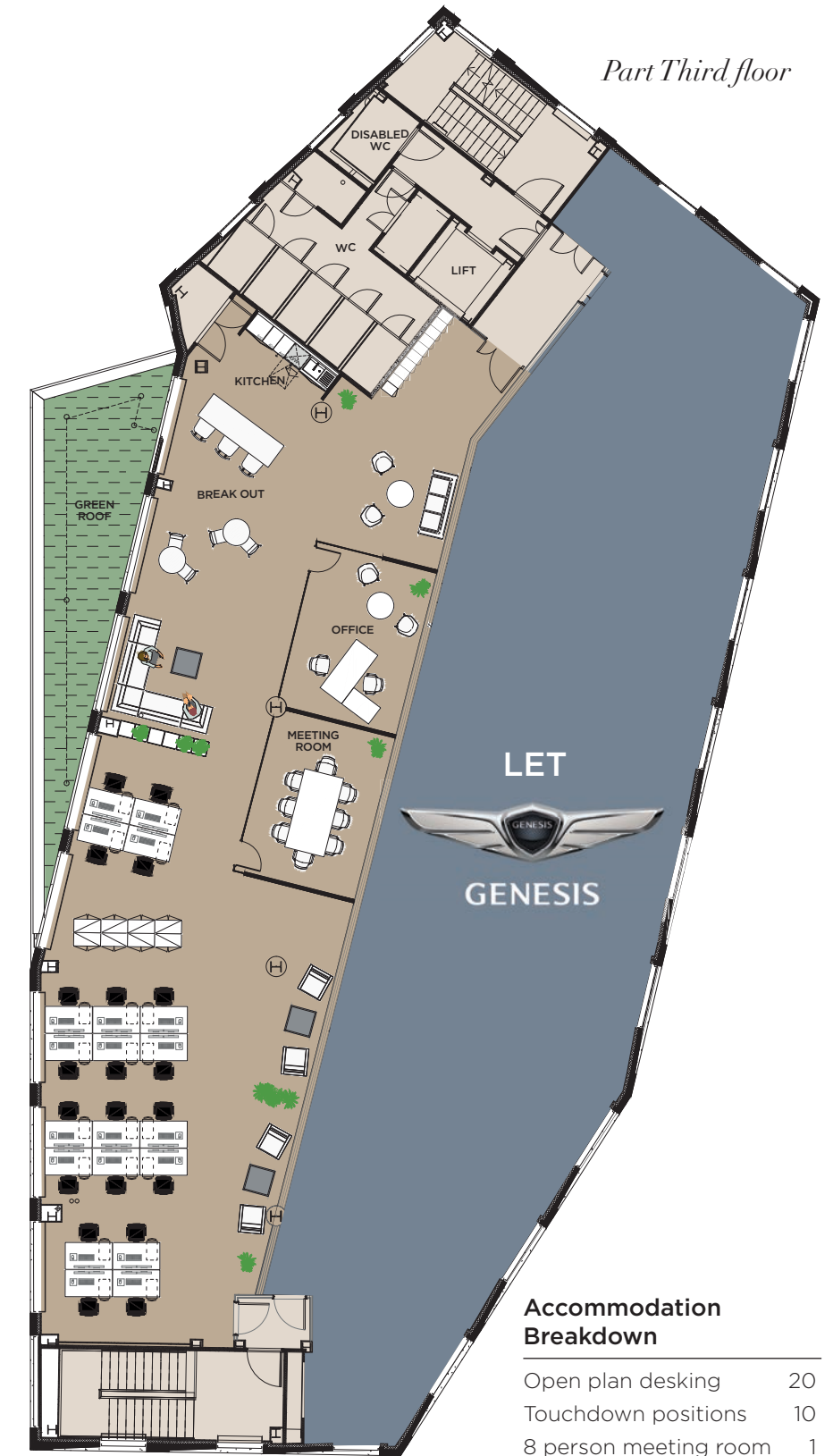
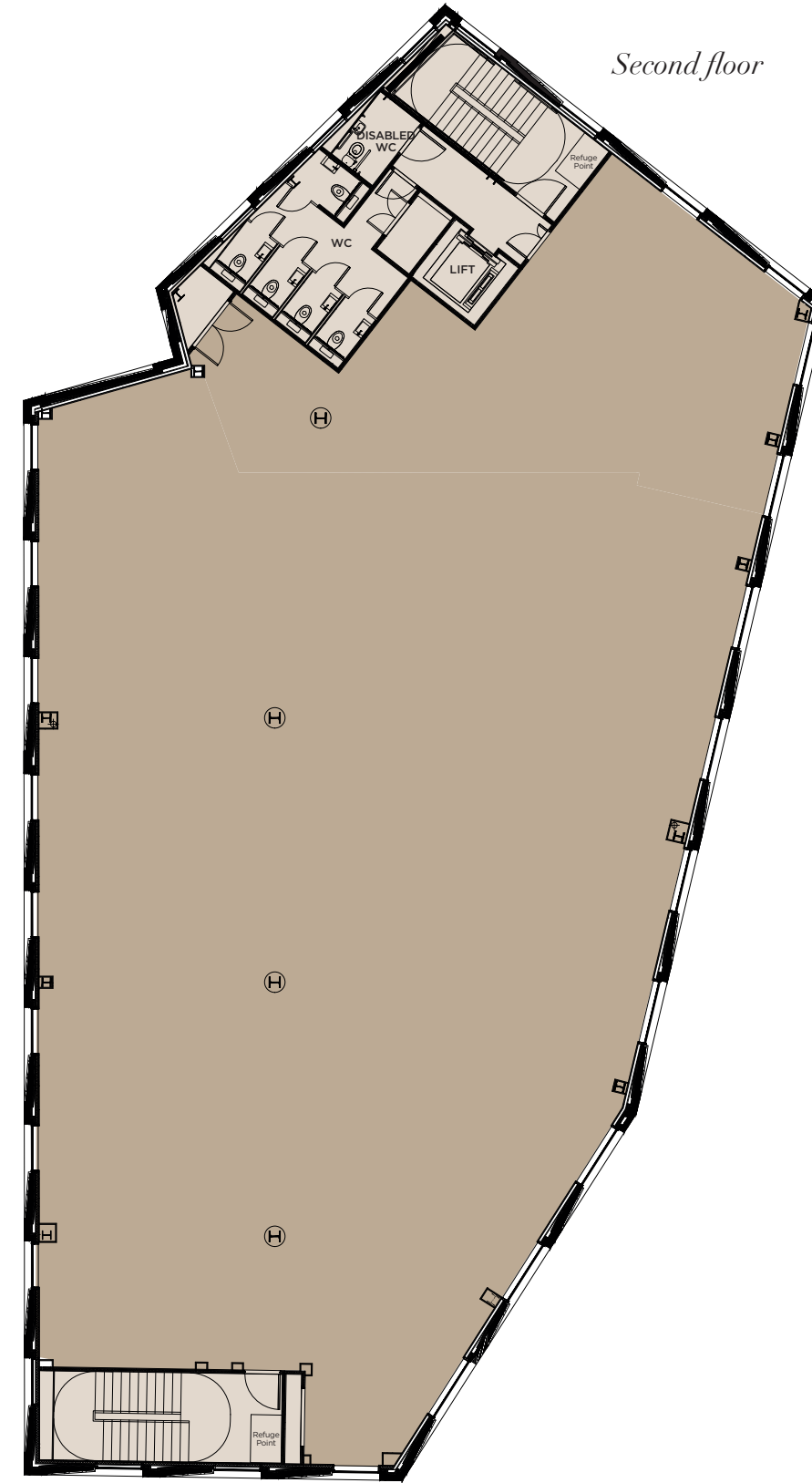
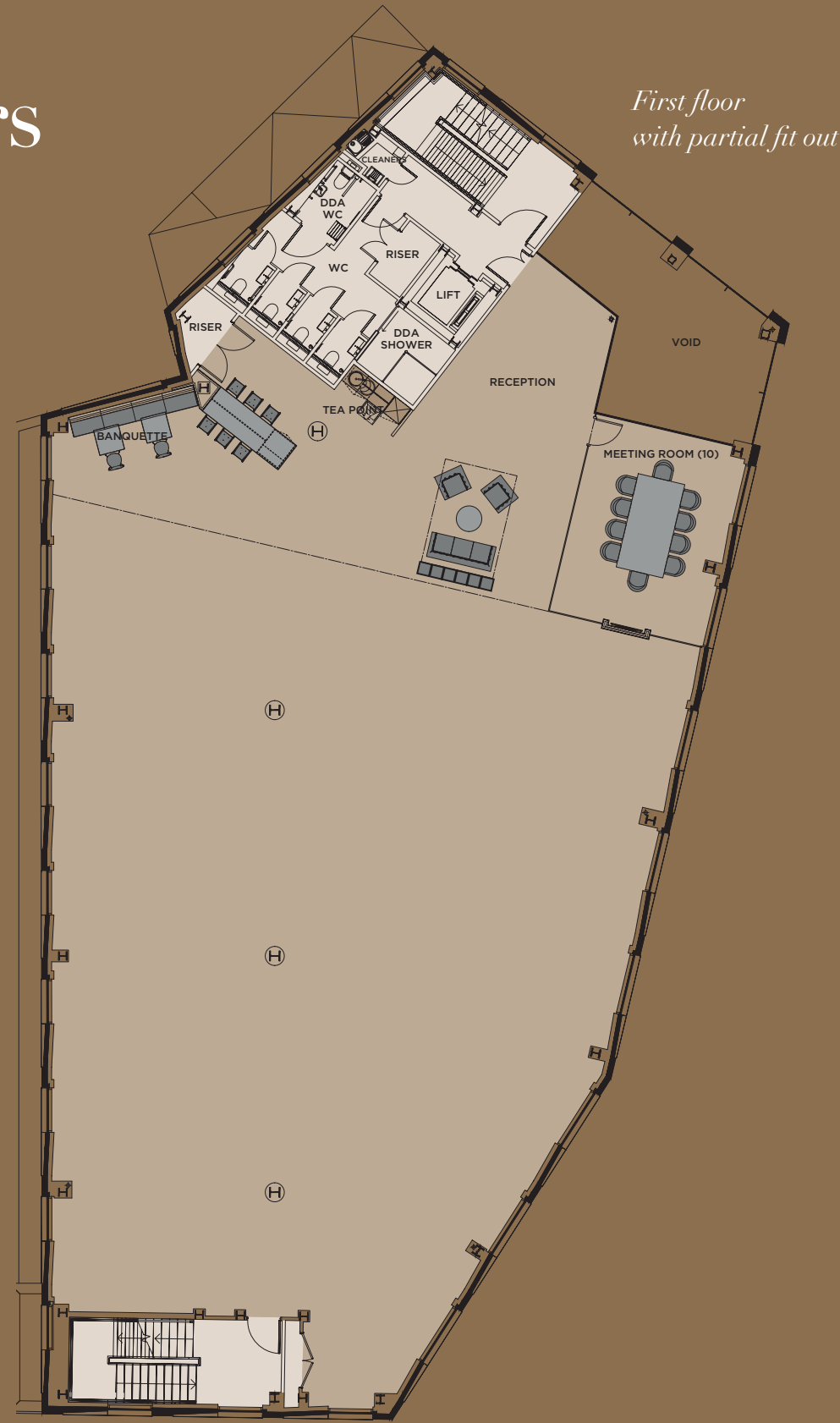
Switched on for Business

Grade A offices
2,632 - 15,042 SQ FT





Office Floors



Accommodation Breakdown

Open plan desking	20
Touchdown positions	10
8 person meeting room	1
2 person office	1
Breakout area	1
Informal seating areas	4



Enlightened Design

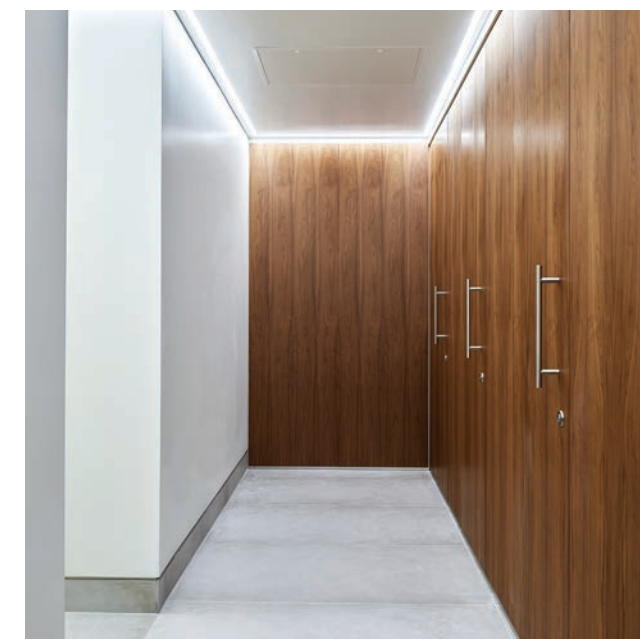
LANTERN IS A LEADING LIGHT ON THE MAIDENHEAD SKYLINE

The unique design and build quality provides an inspiring space to make your own. Clever, innovative floor plates maximise space and light, providing the ultimate in flexible workspace.

Building Specification

SPACE TO SHINE

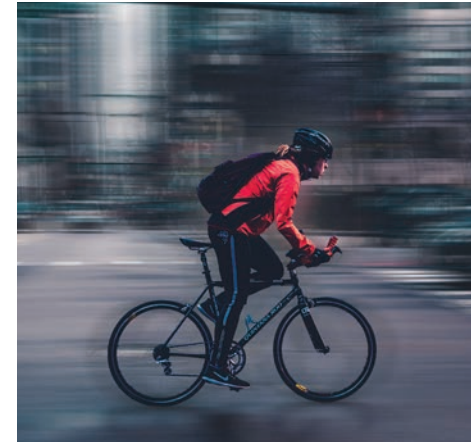
- **Newly fitted suite on the third floor**
- Impressive double-height glazed reception
- State-of-the-art LED lighting with daylight sensors to reduce energy consumption
- Fully accessible raised floor with a minimum 120mm clear void
- Energy efficient VRF air conditioning system
- 1:8 sq m occupational density
- Metal-tiled suspended ceiling
- 8 person passenger lift
- Unisex superloos on each floor
- Shower facilities with changing areas
- Car parking ratio 1:236 sq ft
- 4 electric car charging stations
- Covered cycle storage
- BREEAM rating of 'Very Good'
- EPC A



ESG

ENVIRONMENTAL, SOCIAL AND CORPORATE GOVERNANCE

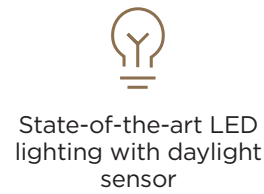
Investing in Environmental, Social and Corporate Governance (ESG) is crucial for any project today. It's not just the right thing to do but it's also key to future success and the wider prosperity of the UK.



LIGHTING AND ENERGY EFFICIENCY

Energy performance in buildings helps to reduce emissions and push towards the UK government's drive to reach Net Carbon Zero by 2050.

Our sustainable solutions maximise energy efficiency and reduce energy consumption in our building.



SUPERFAST INTERNET CONNECTIVITY

We have partnered with Inifi to make Lantern a superfast connected building with the very best in data communications infrastructure, at the most competitive prices. This means we can offer our tenants a range of high speed fibre internet connectivity options available instantly.



OFFICE CULTURE & WELLBEING

Lantern benefits from being a stone's thrown from the National Cycle Network, National Routes 61 & 4, which contact Slough, Maidenhead, Windsor and the surrounding village, with all facilities geared up for end-of-trip.



ELECTRIC VEHICLES





Amenities

NEAR YOU



EAT minutes walk

1 Bakedd Artisan Bakery	9
2 Saints Café and Deli	15
3 New York Deli	9
4 Costa Coffee	5
5 Caffé Nero	7
6 Off the Tap	4
7 Coppa Club	11
8 Pizza Express	10
9 Flavio's Coffee Bar & Restaurant	3
10 Bardo Lounge	9

The Pinkneys Arms	(car 5 mins)
Boulter's Riverside Brasserie	(car 6 mins)
Roux at Skindles in Taplow	(car 6 mins)
Fat Duck in Bray	(car 7 mins)
The Waterside Inn, Bray	(car 7 mins)
The Hind's Head, Bray	(car 7 mins)
The Crown Inn, Bray	(car 7 mins)
Caldesi in Campagna, Bray	(car 7 mins)

☼ Michelin star

SLEEP

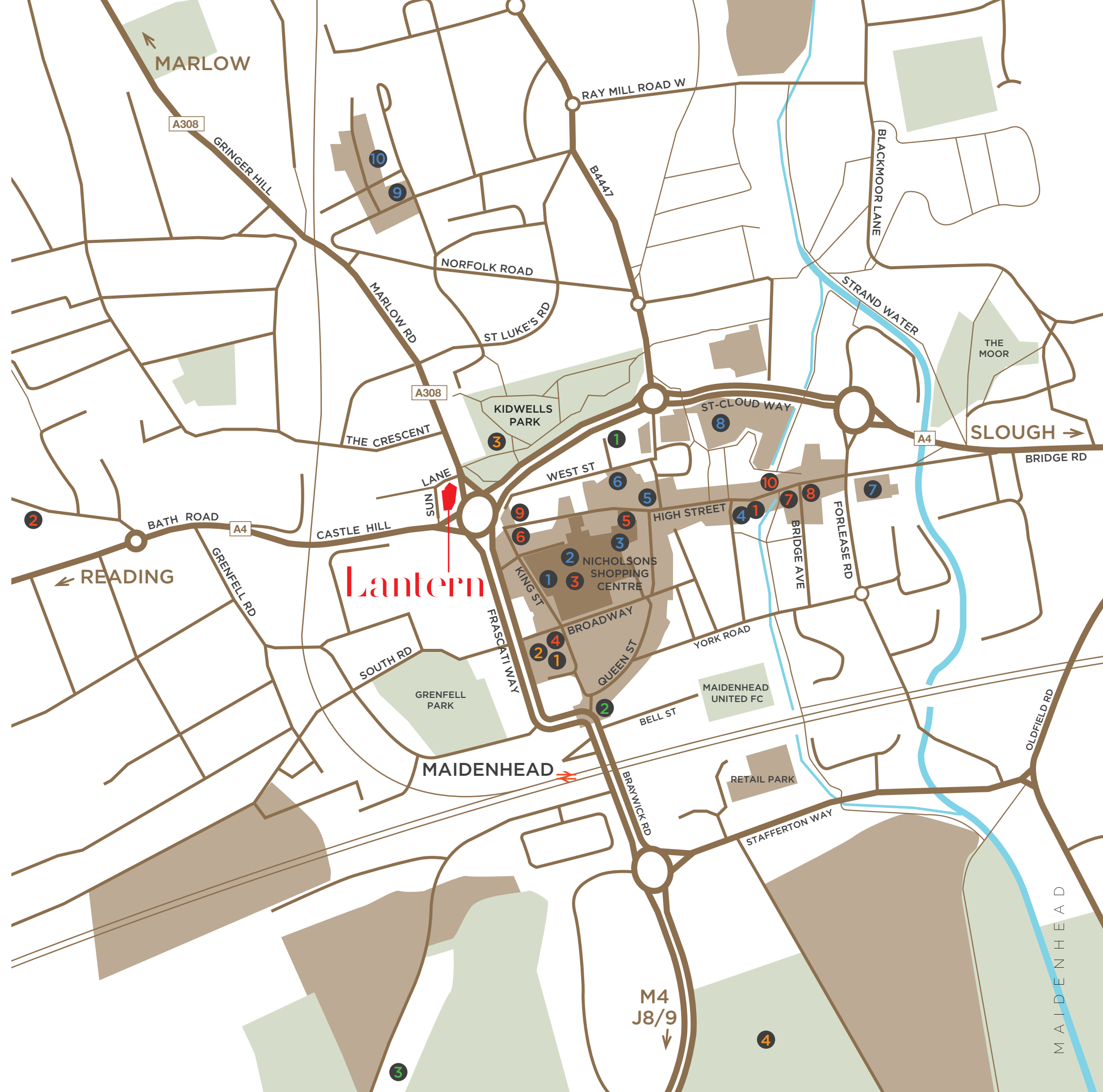
1 Premier Inn	7
2 Travelodge	7
3 Fredrick's	(car 4 mins)
Holiday Inn	(car 6 mins)
Monkey Island Estate, Bray	(car 9 mins)
Oakley Court Hotel	(car 10 mins)
Cliveden House, Taplow	(car 14 mins)

SHOP minutes walk

1 WHSmith	4
2 Pandora, H&M, Top Shop	4
3 Timpson	6
4 Fleur de Lis Florist	5
5 Boots	7
6 Marks and Spencer	7
7 Waitrose	12
8 Sainsbury's	7
9 COOK	9
10 Italian Continental Stores	10

RELAX

1 David Lloyd Club	5
2 Odeon Cinema	6
3 Kidwells Park	1
4 Braywick Park Leisure Centre & Sports Centre	(car 4 mins)
Braywick Park Leisure Centre	(car 4 mins)
Spirit Health Club	(car 6 mins)
Norden Farm Arts Centre	(car 5 mins)
Maidenhead Rowing Club	(car 8 mins)
Maidenhead Tennis Club	(car 3 mins)
Monkey Island Estate in Bray	(car 9 mins)
Vitality Club Oakley Court	(car 10 mins)
Cliveden House Spa	(car 14 mins)





Live Well

THE PERFECT BALANCE OF CITY AND COUNTRY LIVING, MAIDENHEAD OFFERS AN ENVIABLE LIFESTYLE CHOICE FOR YOUR WORKFORCE.

From the riverside to local farmers' markets, craft breweries, artisan bakeries, country pubs and Michelin starred restaurants. It's a foodie haven: come and take your seat at the table.

An exciting new future awaits: substantial redevelopment is taking Maidenhead into a new era. The Landing development, the state-of-the-art Braywick Park Leisure Centre and wholesale regeneration of Nicholsons Shopping Centre sees exciting new retail and leisure opportunities coming to the town centre.





Transport

Better Connected

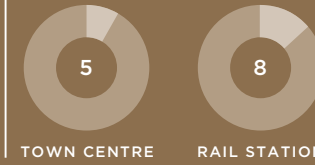
TRANSPORT YOUR EMPLOYEES INTO CENTRAL LONDON WITHIN 40 MINUTES.

Maidenhead is extremely well served by road, rail and air. The road network provides quick and easy access to the M4, M40 and the M25. Access by public transport to Heathrow Airport, the City and Canary Wharf will improve significantly with the opening of the Elizabeth Line.

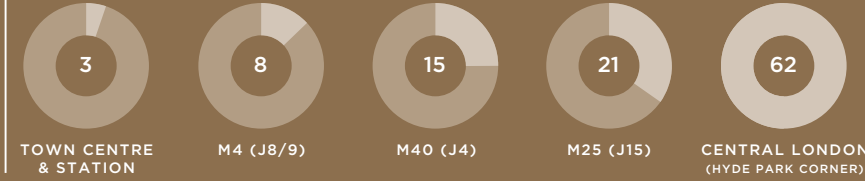
London Heathrow, the second largest airport in the world, provides global connectivity and is just 20 minutes from the office.



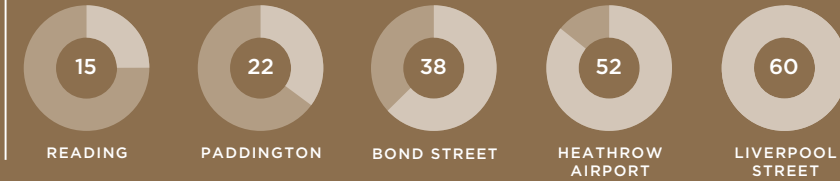
WALKING (time in minutes)



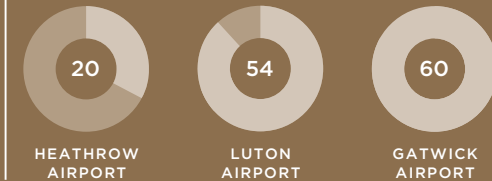
BY ROAD (time in minutes)



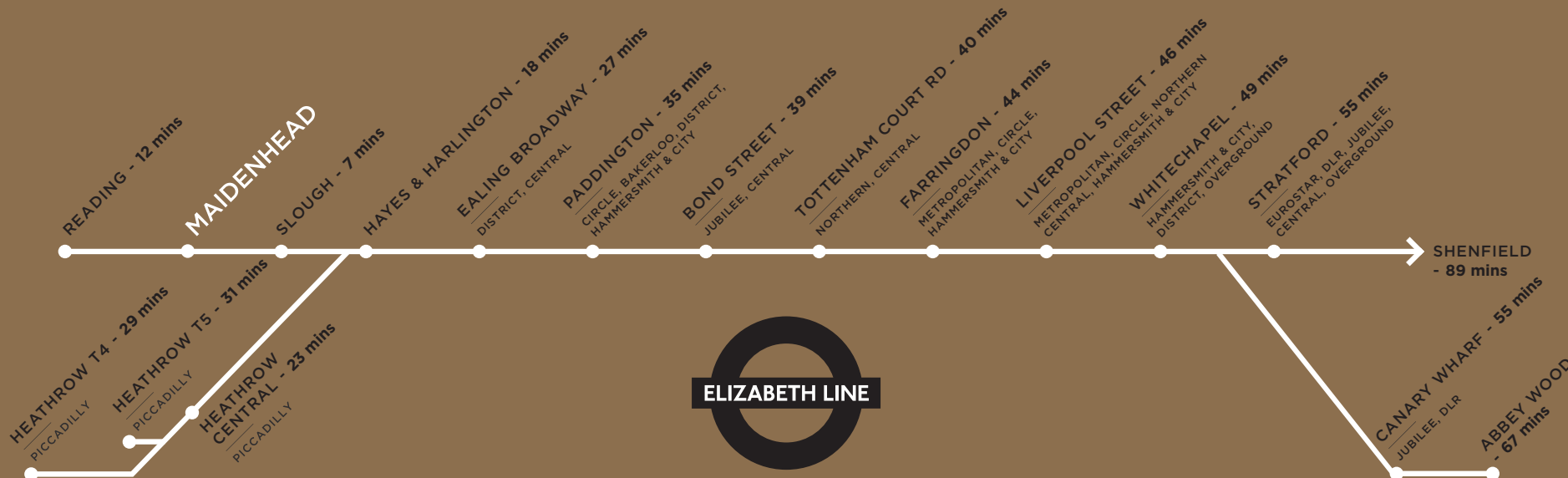
BY RAIL (time in minutes)



AIRPORTS (time in minutes by road)



Source: Google/National Rail/Citymapper



Source: Crossrail



Switched on for Business



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Designed by
HEKKTA