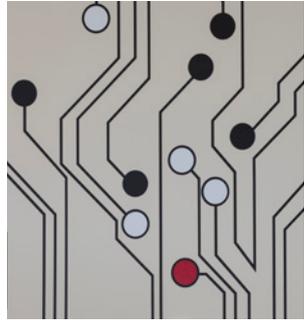
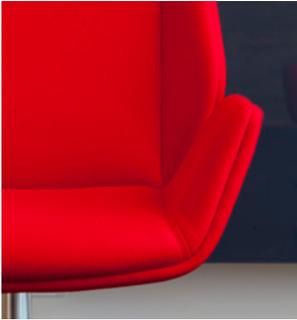


BRAY HOUSE MAIDENHEAD



- HIGH QUALITY REFURBISHED OFFICE ACCOMMODATION ALL ON ONE FLOOR
- 10,000- 20,345 SQ FT TO LET
- EXCELLENT CAR PARKING, 110 SPACES (1:185 SQ FT)



DESCRIPTION

Bray House, situated on Maidenhead Office Park, is a two storey office building set in a mature and landscaped business park environment. The building has recently been purchased and the new owner has undertaken a comprehensive refurbishment to the double height reception and WCs. The office accommodation has been comprehensively refurbished to a Grade A standard.

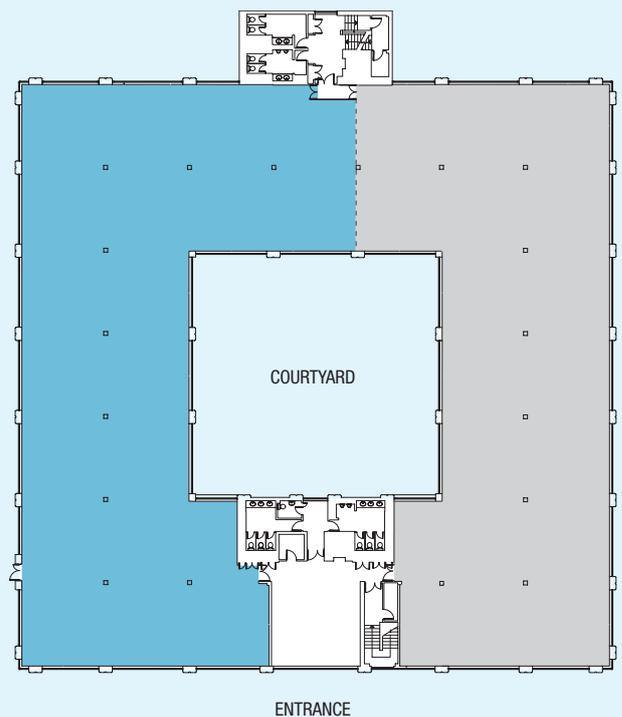
The available accommodation is on the first floor totalling 20,345 sq ft, arranged over a large uniform floorplate which is capable of being split from approximately 10,000 sq ft upwards. There is an open air courtyard within the centre of Bray House and the building has an excellent car parking ratio of 1 space per every 185 sq ft (110 spaces).



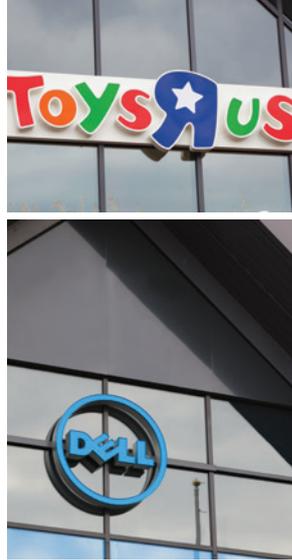
FIRST FLOOR PLAN

20,345 SQ FT / 1,890.2 SQ M

--- Potential Split



Not to scale. For indicative purpose only.

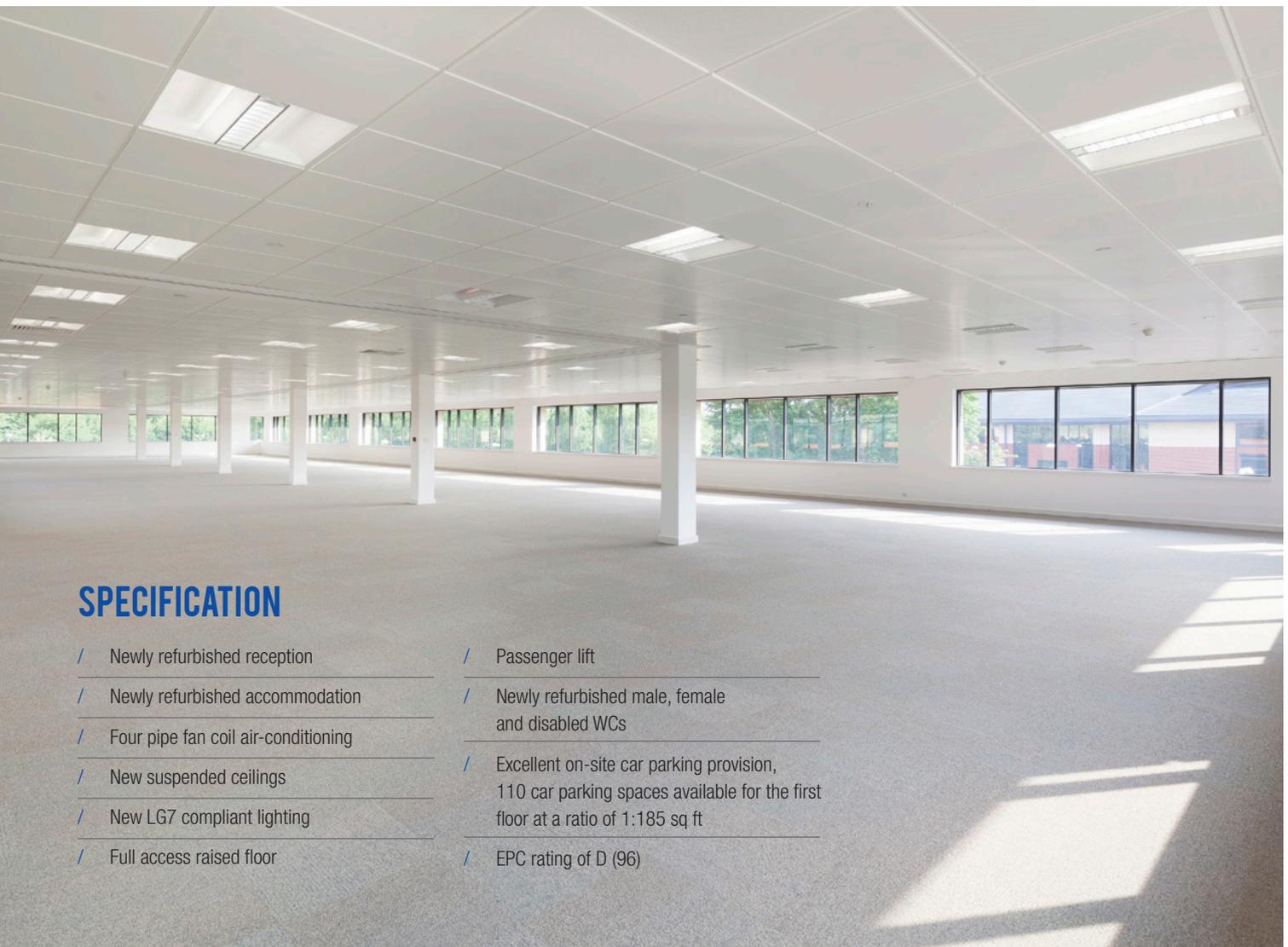


LOCAL AREA

- 1 Maidenhead town centre
- 2 Maidenhead rail station / Crossrail station
- 3 A404 (M)
- 4 Westacott Way
- 5 110 car parking spaces
- 6 Tennis courts
- 7 Lake

LOCAL OCCUPIERS

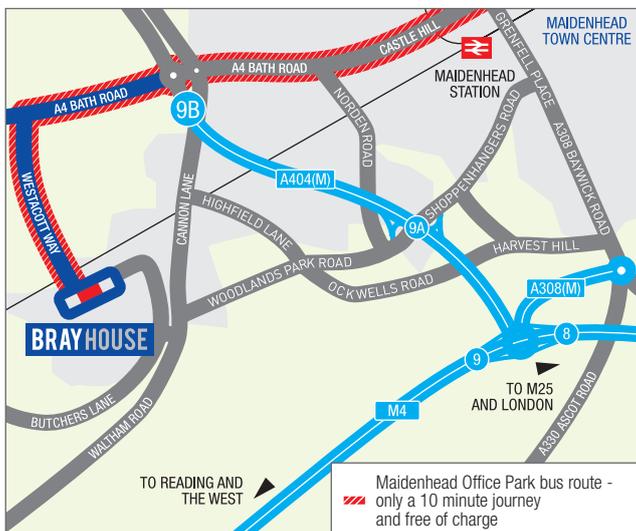
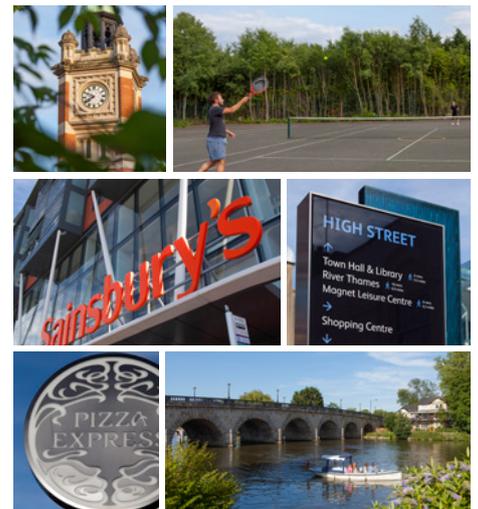
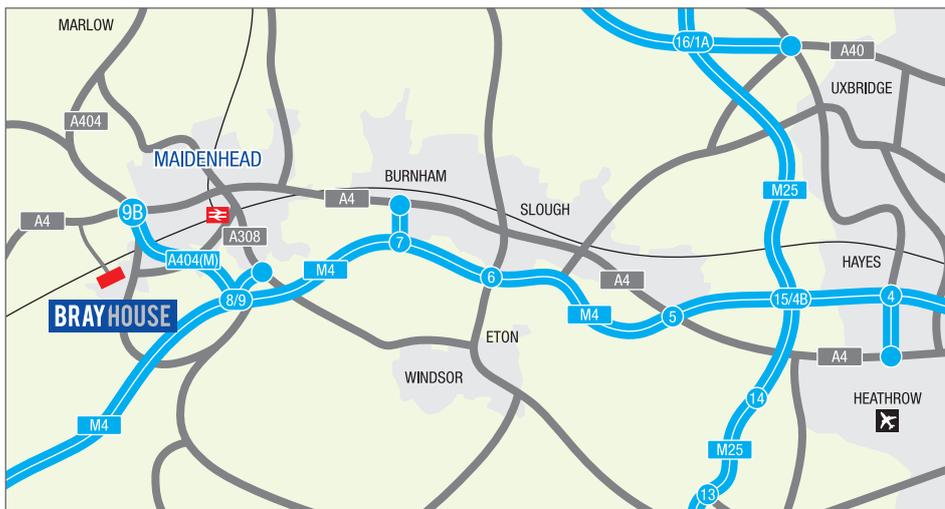
- 1 Dell
- 2 Genband
- 3 Covance
- 4 Toys R Us



SPECIFICATION

- / Newly refurbished reception
- / Newly refurbished accommodation
- / Four pipe fan coil air-conditioning
- / New suspended ceilings
- / New LG7 compliant lighting
- / Full access raised floor
- / Passenger lift
- / Newly refurbished male, female and disabled WCs
- / Excellent on-site car parking provision, 110 car parking spaces available for the first floor at a ratio of 1:185 sq ft
- / EPC rating of D (96)

CONNECTIVITY



LOCATION

Bray House is situated on Maidenhead Office Park off Westacott Way, approximately 3.5 miles from Maidenhead town centre. Maidenhead rail station, the western start of Crossrail which will provide direct access to Central London, is in the town centre and has an approximate journey time to London Paddington of 27 minutes.

There is a dedicated bus service solely for the use of the business park employees, running every 15 minutes during peak times, offering a direct service from Maidenhead Office Park to Maidenhead town centre and rail station.

VIEWING

Strictly by appointment through the joint sole letting agents:

TERMS

By way of a new lease direct from the Landlord.

33 Margaret Street
London
W1G 0JD

savills.co.uk savills

020 7499 8644

Andrew Willcock
E. awillcock@savills.com T. 020 7409 8866

Olivia Wood
E. owood@savills.com T. 020 7409 8038

CBRE

020 7182 2000

www.cbre.co.uk

Matt Willcock
E. matt.willcock@cbre.com T. 020 7182 2491

Luke Hacking
E. luke.hacking@cbre.com T. 020 7182 2169

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