



Lantern

MAIDENHEAD

1 MARLOW RD, SL6 7AA



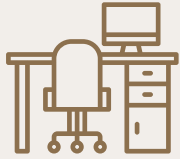
OFFICE SUITE
AVAILABLE FROM
3,035 SQ FT



Vail
Williams



SPECIFICATION



Newly fully fitted suite



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



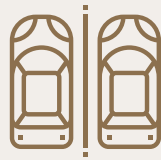
Energy efficient VRF air conditioning system



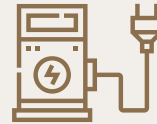
8 person passenger lift



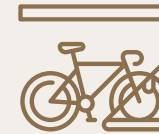
Shower facilities with changing areas



On-site secure parking



4 electric car charging stations



Covered cycle storage



EPC A (22)



ACCOMMODATION

	SQ FT	SQ M
Part Third Floor	3,035	282

An option exists to take further space on the 3rd floor which could provide a total of approx. 6,000 sq ft.



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THE LOCATION

Lantern is located on the peripherals of Maidenhead town centre on Marlow Road – one of the key office locations in the western corridor. Within easy access of the M4, M40 and M25 motorway networks it provides easy access to both Heathrow Airport and Central London. Maidenhead Railway Station provides direct access to London Paddington/Reading and is also served by the Elizabeth Line.

LEASE TERM

A Sublease/Assignment until December 2026, a longer term option via separate negotiation may also be possible.



CONTACT

If you would like further information or to arrange a viewing, please call:

MARIA HOADLEY
 MHoadley@vailwilliams.com
 07584 649 059



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