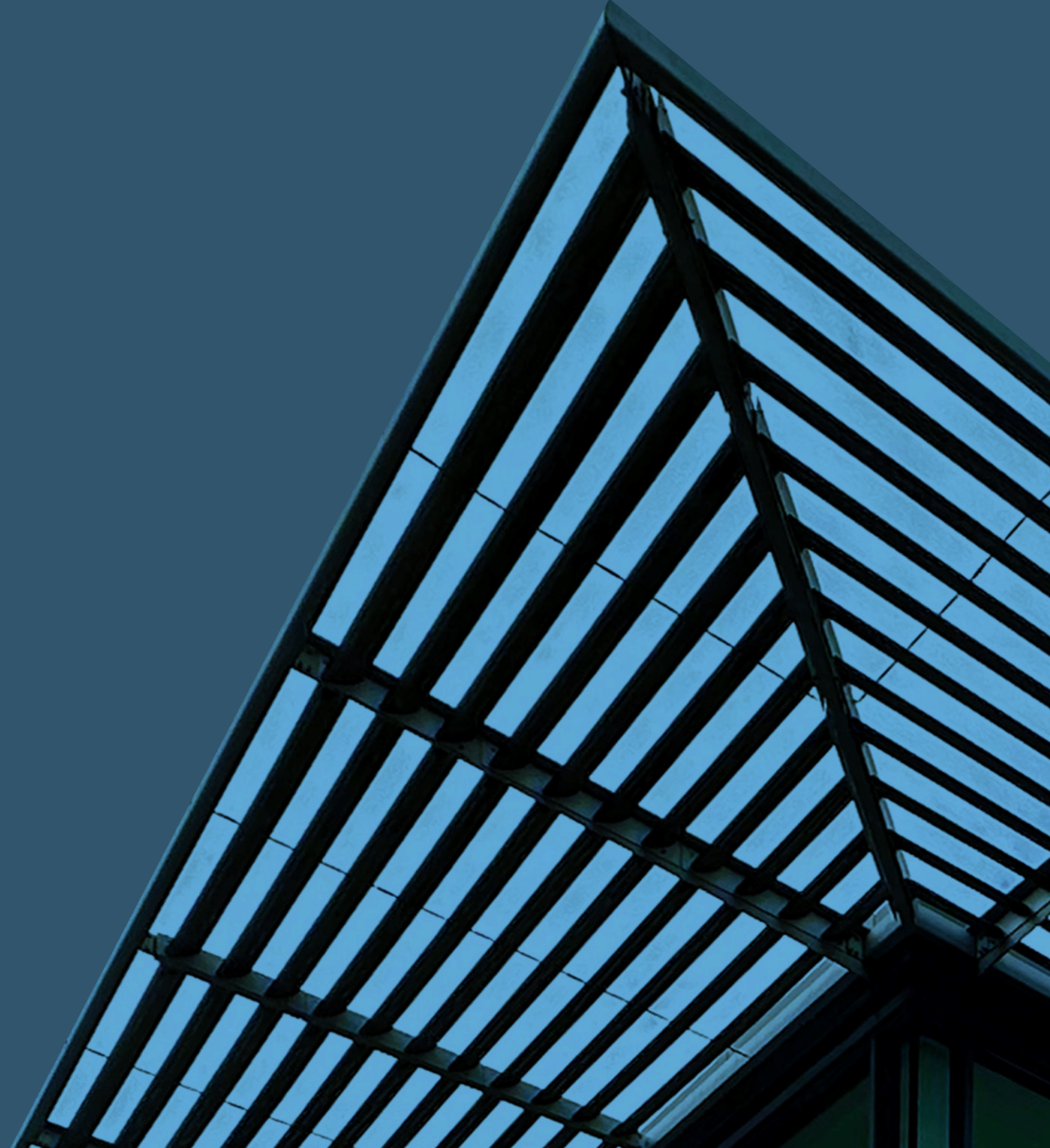


# norreys 10drive

M Maidenhead SL6 4BY

available to let

fully-fitted office accommodation  
6,000 sq ft – 50,529 sq ft



# no. 10

**No. 10 Norreys Drive** is a high quality office building offering from 6,000 sq ft to 50,500 sq ft of flexible workspace.

The offices are available in either a Cat A or fully fitted condition with the space benefitting from meeting rooms, conference suites, break out areas and Cat 6 cabling.



# Great value specification



Plug & Play  
offices



Flexible  
terms



Full WiFi  
connectivity



3-pipe VRV air  
conditioning



Triple height  
entrance &  
central atrium



150mm full  
access raised  
floor



LG7 compliant  
lighting



Shower  
facilities on  
each floor



Two 13-person  
passenger lifts



WCs on  
each floor



EPC C(64)



BREEAM rating  
'Very Good'



152 car parking  
spaces (1:321 sq ft)

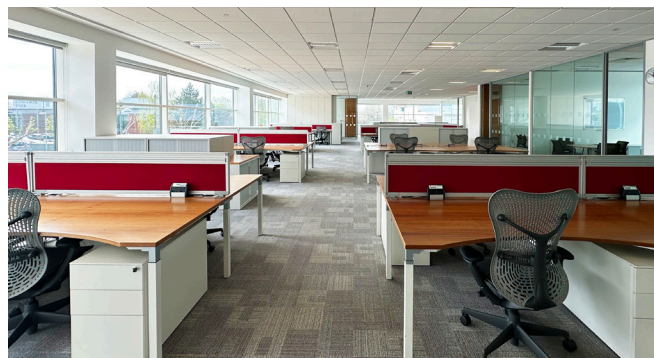
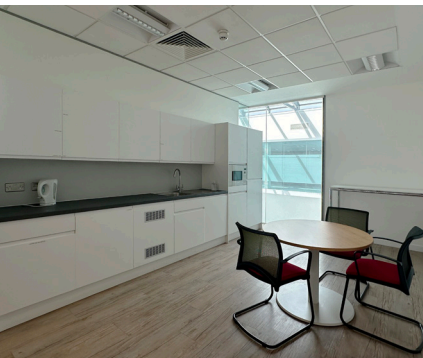


Walking distance to  
Maidenhead Station  
(0.9 miles)



Picnic benches  
across the  
park

# Plug & play spaces



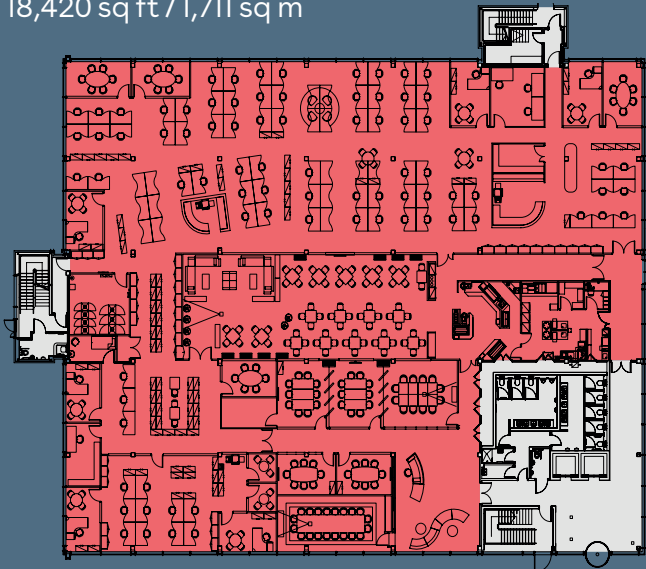
# Availability

Floor Area	sq ft	sq m
Second	15,621	1,451
First	15,718	1,460
Ground	18,420	1,711
Reception	770	72
<b>Total</b>	<b>50,529</b>	<b>4,694</b>

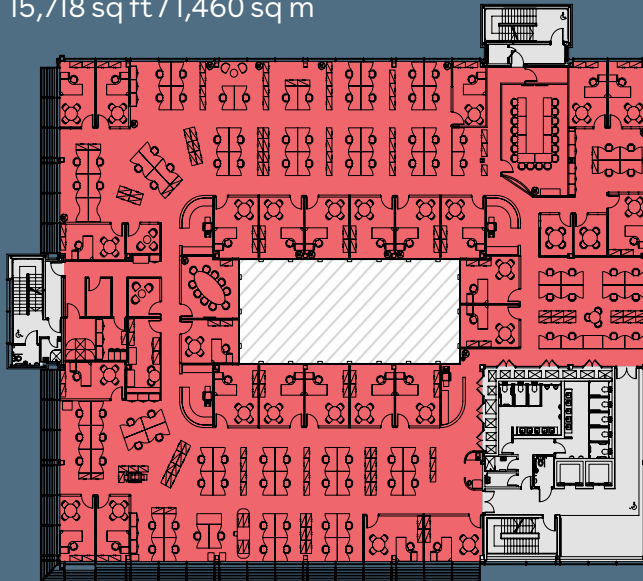
Measured in accordance with the RICS  
Code of Measuring Practice, 6th Edition



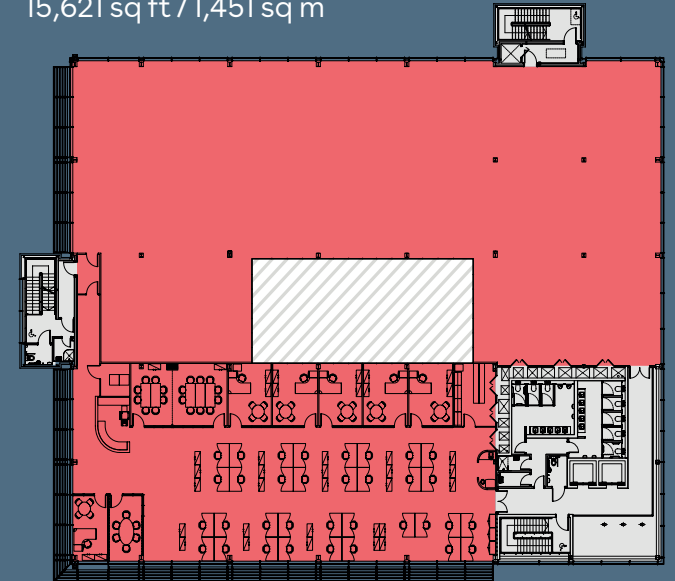
**Ground floor**  
18,420 sq ft / 1,711 sq m



**First floor**  
15,718 sq ft / 1,460 sq m



**Second floor**  
15,621 sq ft / 1,451 sq m



Floor plans not to scale. For indicative purposes only.

# Communications

**No. 10 Norreys Drive** is conveniently situated in a prime business location close to the A404(M) interchange, providing easy access to the national motorway network, central London and Heathrow via the M4 motorway at Junction 8/9.



Elizabeth line trains allow passengers to travel right through central London without having to change trains.



Elizabeth Line	from Maidenhead
Slough	9 minutes
Reading	12 minutes
London Paddington	37 minutes
Bond Street	41 minutes
Liverpool Street	48 minutes
Canary Wharf	55 minutes

Train times	from Maidenhead
Reading	14 minutes
London Paddington	19 minutes
Heathrow Airport	43 minutes

Source: nationalrail.com

Elizabeth Line source: nationalrail.co.uk



Driving distances	
Maidenhead centre/station	0.9 miles
M4 J8/9	1.5 miles
M40 J4	18 miles
M25 J15	17 miles
Heathrow Airport	14 miles
Central London	29 miles

Distances source: maps.google.co.uk

Bus journey times from Norreys Drive	
Maidenhead town centre	7 mins
Maidenhead rail station	12 mins

Buses run every 20 minutes at peak times

# Maidenhead

Less than a mile away, Maidenhead town centre offers excellent amenities including a range of health & leisure facilities and the Nicholsons Shopping Centre.





**Rent**

Available on request.

**Terms**

Leasehold terms and conditions by agreement.

**Viewings** strictly by appointment with the joint agents

**10norreysdrive.co.uk**

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**MISREPRESENTATION ACT 1967**

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