

THE REACH

Bridge Avenue
Maidenhead SL6 1QP

5,295 - 10,800 sq ft of newly refurbished Grade A office space



ALL IN REACH

Welcome to the new kid on the block.

The Reach has undergone an extensive refurbishment to provide an outstanding workspace at the very heart of Maidenhead.

5,295 - 10,800 sq ft of flexible workspace is available on the second floor, with carefully considered amenities to increase productivity and promote staff wellbeing.

**LAST FLOOR
REMAINING**

10,800 SQ FT

The reconfigured reception creates an arrival experience that sets the tone for the building from the offset.

An exposed design set against the carefully considered finishes creates a contemporary feel for occupiers to boast.



CONCIERGE
RECEPTION



WITHIN REACH

Looking after today's occupiers.

The building boasts an array of amenity's on site including an electric vehicle charging point & bike racks allowing a greener way of travel into work with optimum efficiency.

BUILDING AMENITY

22
PARKING SPACES



3,600 SQ FT GROUND FLOOR
TERRACE



7 SHOWERS



WITH ASSOCIATED LOCKERS

48
CYCLE RACKS



ELECTRIC
VEHICLE



CHARGING POINT

WCS



ON EACH FLOOR



OUR ESG

**Environmental, Social and Governance
credentials are at the forefront of the Reach.**

Meaning that your business will be located in a prime
location to encourage a sustainable work/life balance
with office space running at optimal efficiency.

BREEAM
VERY GOOD

EPC: B



Indicative Cat A+ CGI

THE SPACE

Space to make your own.

The Grade A specification ensures occupiers will benefit from the best in class facilities from arrival to their workspace.

SPECIFICATION

RAISED
↑ ↑
FLOORS

LED
LIGHTING

TYPICAL FLOOR TO
CEILING HEIGHT OF
↑ ↓
2.7M

NEW VRF FAN
COIL SYSTEM

EXPOSED
SERVICE
DESIGN

3 PASSENGER
↑ ↓
LIFTS

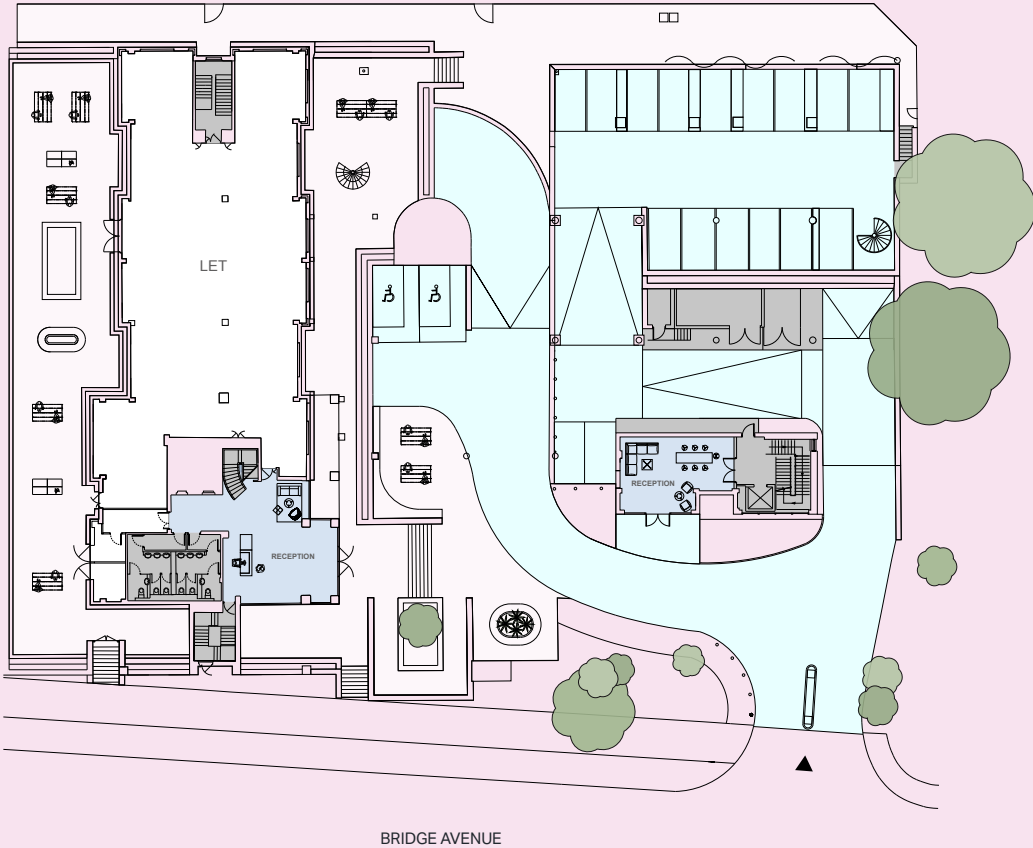


ACCOMMODATION

Floor	Sq Ft*	Sq M*
2nd - Unit 1**	5,478	508.9
2nd - Unit 2**	5,295	491.9
2nd - Unit 3	LET TO StanleyBlack&Decker	
1st	LET TO StanleyBlack&Decker	
Ground	LET TO PORTMAN dental care	
Total	10,773	1,000.8

* Subject to final measurement ** 2nd floor available as a whole or split

GROUND FLOOR PLAN



Plans not to scale,
for indicative purposes only.

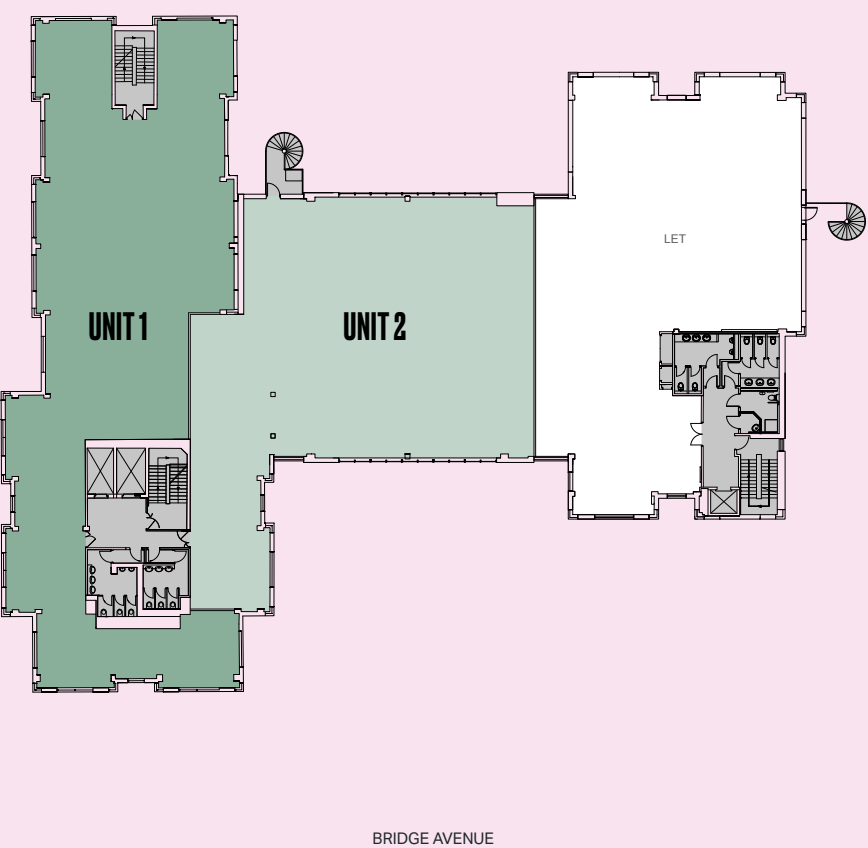


- Unit 1 ●
- Unit 2 ●
- Reception ●
- Terrace ○
- Core ●
- Car park ○

PART 2ND FLOOR SPLIT PLAN

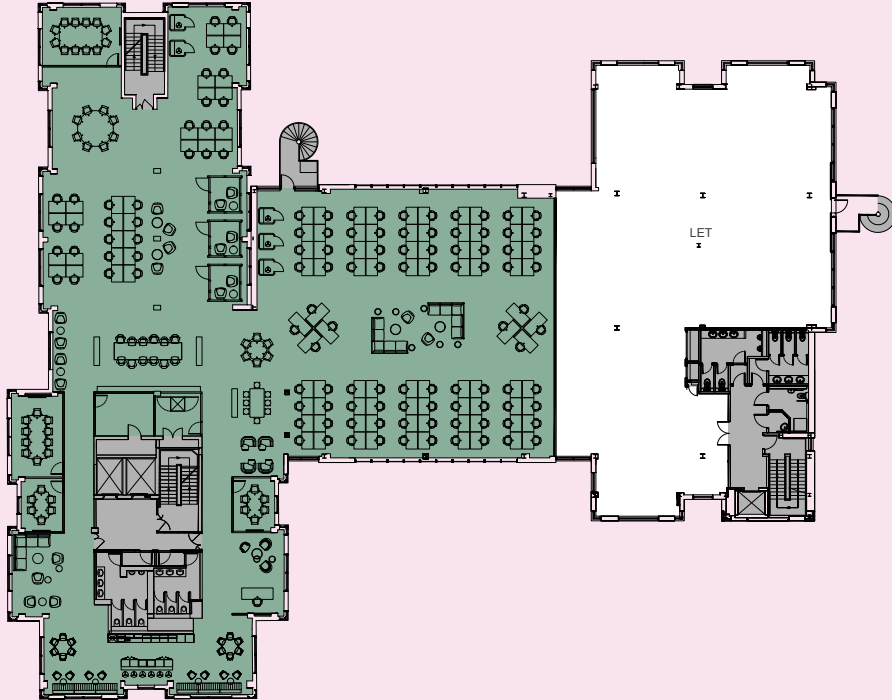
UNIT 1 - 5,478 SQ FT

UNIT 2 - 5,295 SQ FT



2ND FLOOR INDICATIVE SPACE PLAN

10,773 SQ FT



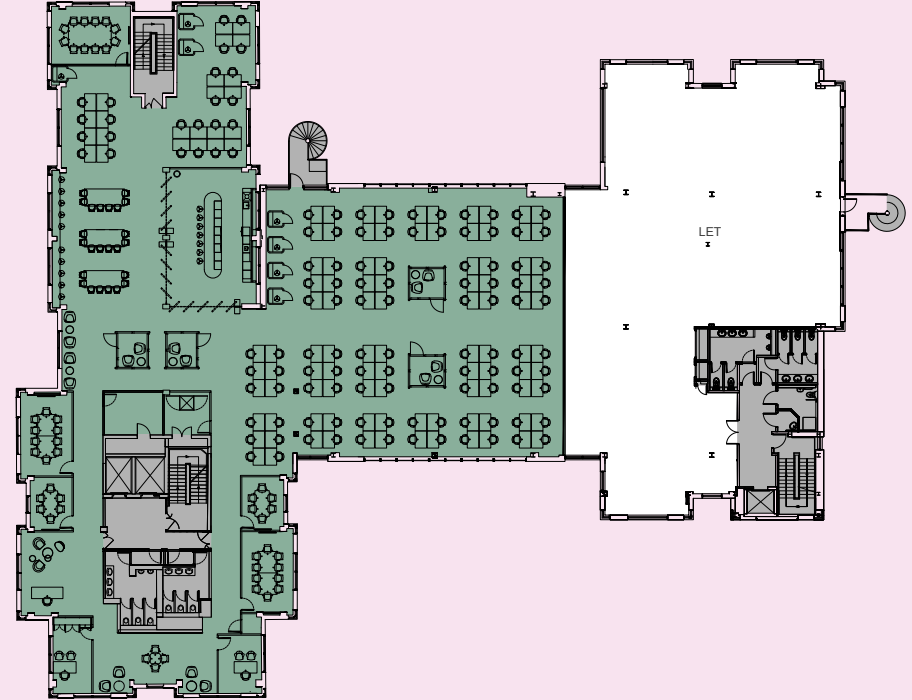
BRIDGE AVENUE

Open plan desks	112
12 person board room	01
10 person meeting room	01
6 person meeting room	02
Meeting pods	03

Phone Booths	05
Tea Point/Breakout	01
Reception/waiting lounge	01

2ND FLOOR ALTERNATIVE SPACE PLAN

10,773 SQ FT



BRIDGE AVENUE

Open plan desks	104
12 person board room	01
10 person meeting room	02
6 person meeting room	02
Private offices	02

Meeting pods	04
Phone Booths	04
Tea Point/Breakout	01
Reception/waiting lounge	01

Plans not to scale,
for indicative purposes only.



Office ●
Core ●

FITTED SPACE



Indicative Cat A+ CGI



Maidenhead Riverside



Coppa Club



15 Queen Street



The Boathouse at Boulton's Lock



The Nicholson Quarter CGI

REACH OUT

Maidenhead town centre is on your doorstep.

The town offers a diverse range of amenities, including cafés, restaurants, delis and leisure facilities.

The area is also undergoing regeneration with both The Landing and The Nicholson Quarter schemes. The later will deliver 1,435,404 sq ft of mixed-use spaces including 60 new retail & restaurants spaces.

Further afield, occupiers have access spectacular countryside and river spaces – as well as some of the countries best fine dining experiences – including The Fat Duck in Bray.

BEYOND REACH

Maidenhead is connected.

The town's mainline station is just a five minute walk away – and the imminent arrival of the Elizabeth line this year will further reduce travel times into Heathrow, London and further afield.

The building is also ideally situated for access to the national road network, with the M4 a short drive away.

These factors means that Maidenhead is an attractive proposition to new occupiers and it continues to attract big name global brands.

LOCAL OCCUPIERS

ULTRA.  **Biogen**

 **BlackBerry**  **Alfresco**

 **MAERSK**  **SquaredUp**

 **Seqirus**
A CSL COMPANY

 **William HILL**

PUBS & BARS

1. The Maiden's Head
2. Off the Tap
3. 15 Queen Street
4. The Vine
5. The Bear Wetherspoons
6. O'Neils

RESTAURANTS

1. Coppa Club
2. Pizza Express
3. Miyazaki
4. Thai Spoon

CAFES

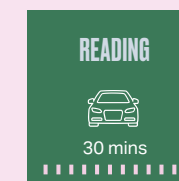
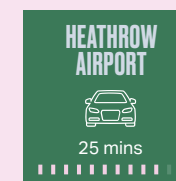
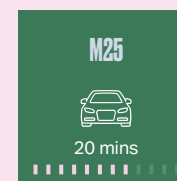
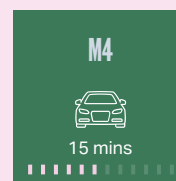
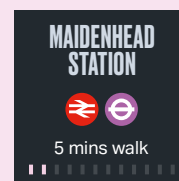
1. Strawberry Grove
2. Costa Coffee
3. Caffè Nero
4. Flavio's
5. Grenfell Café

LEISURE

1. The Picturehouse
2. F45
3. Odeon
4. Premier Inn
5. Travelodge
6. David Lloyd
7. Maidenhead Golf Club

SHOPS

1. Waitrose
2. Sainsbury's
3. Marks & Spencer



ELIZABETH LINE



RAISED FLOORS

Raised access floor to all office floors, ranging from 120–165mm.

CEILINGS

Office floors & Reception: Exposed soffit throughout with black sprayed services and hanging linear up & down lights.

COLUMNS

Exposed columns on office floors.

VENTILATION

In today's climate adequate ventilation of office environments is vital to improve productivity and to reduce the risk of potential contamination. The Reach achieves British Council for Offices (BCO) compliant air volumes, providing 14 litres/second/person, provided via two dedicated roof mounted AHU's with integral DX heat pumps. The AHU's utilise heat recovery via both the thermal wheel and integral heat pump to improve energy efficiency. The ventilation system has been designed and installed in accordance with RESET Air Quality standards, FitWell and BREEAM requirements, ensuring adequate filtration, monitoring and ventilation levels are achieved.

HEATING AND COOLING

Space heating and cooling is provided via a Mitsubishi Variable Refrigerant Flow (VRF) heat pump system, with external condensers at roof level and chassis soffit mounted Fan Coil Units (FCU's) on the floor plates with secondary ductwork to evenly distribute environmental control. This is a completely electric heating and cooling solution that reduces the buildings dependency on non-renewable energy sources. The air conditioning system has been zoned in accordance with BCO requirements and to also provide tenants with independent control over the system via temperature sensors that can be set up to the set points that the end users want.

ACOUSTICS

All on floor FCU's and grilles have been selected to achieve NR40 or better.

WC AND SHOWERS

WC's are provided with a dedicated extract ventilation system to achieve 6 air changes per hour (ACH). The basement level showers and changing facilities have a dedicated MVHR to provide supply and extract ventilation at a rate of 10 ACH.

WATER

Capped off boosted cold water connections and drainage points are provided on a floor-by-floor basis for future connections.

ELECTRIC SUPPLY AND DISTRIBUTION

An 18th Edition and Part L compliant electrical system is utilised with dedicated tenant distribution boards provided per tenancy. The DB's have been selected with future capacity for tenant required small power.

LIGHTING AND LIGHTING CONTROL

Energy efficient LED Lighting has been specified to achieve 500 lux, compliant with the upper levels of the BCO requirement and SLL LG7. The buildings Lighting Control System implements PIR's and photocells to control the lighting via absence detection and integrate daylight dimming.

METERING

Electrical consumption sources are metered and monitored via the BMS, including Small Power, Lighting, Heating, Ventilation and Hot Water consumption.

BREEAM Very Good
Targeting Fitwell 2*
Reset Standard

FURTHER INFORMATION

THE REACH MAIDENHEAD.CO.UK

VIEWINGS

Strictly through joint sole letting agents.

TERMS

Upon application.



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REAL ESTATE**

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