

Capsule / Work-Ready Space



MAIDENHEAD SL6 8BW

4,397-9,319 SQ FT (409-866 SQ M)
FULLY REFURBISHED OFFICE SPACE
INCLUDING FITTED PLUG & PLAY OPTION

80moorbridge.co.uk



TO LET
MODERN
GROUND FLOOR
OFFICE SUITE
FULLY FITTED
WITH PARKING
4,338 SQ FT

80
Moorbridge
Road

80
Moorbridge
Road

- 3 Norebo Europe Ltd
- 2 Anaplan
- 1 Lewis Nixie
- G Maple



SUPERB WORK-READY OFFICE SPACE



VRV AIR-
CONDITIONING



FULL ACCESS
RAISED FLOORS
(100MM CLEAR VOID)



NEW SUSPENDED
CEILING WITH METAL
CEILING TILES



LED LIGHTING



20 CAR PARKING
SPACES (1:465 SQ FT
RATIO) IN SECURE
CAR PARK



ON SITE RECEPTION
/ SECURITY



8-PERSON
PASSENGER LIFT



18 DEDICATED
CYCLE RACKS



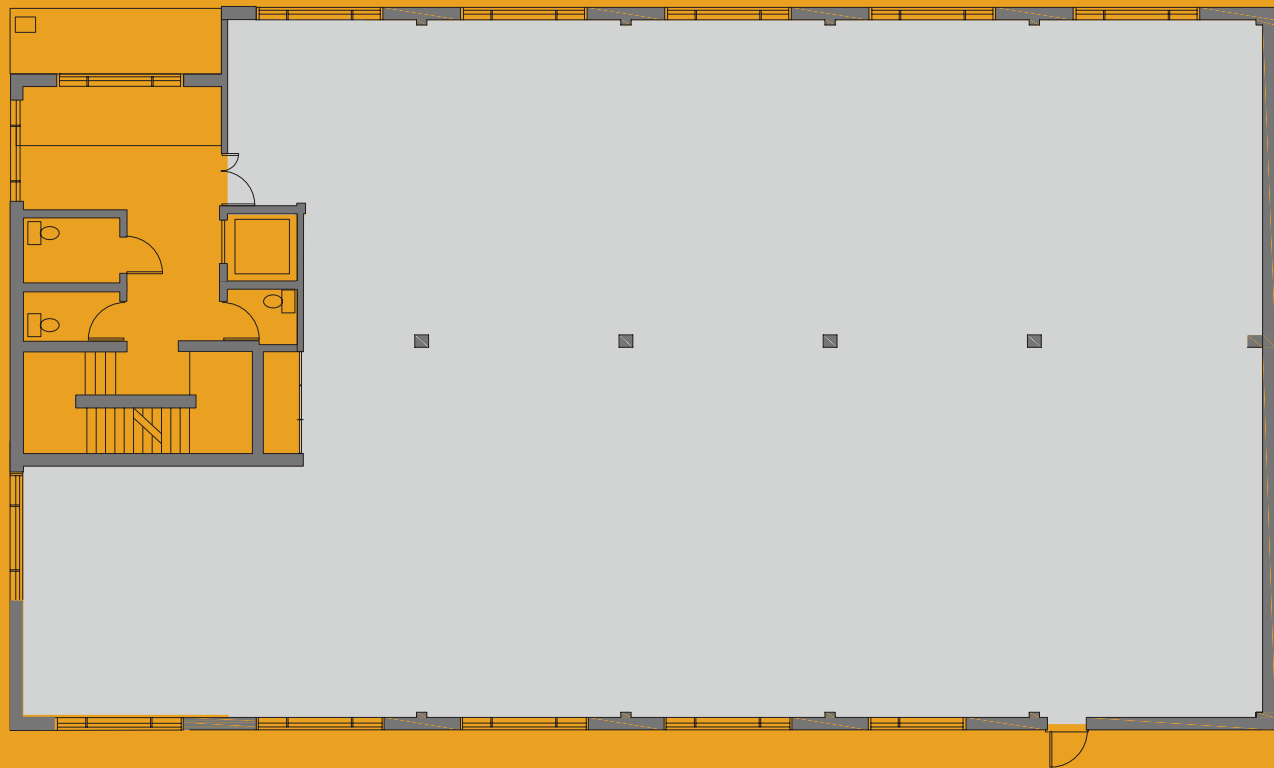
EPC
B-35

80 Moorbridge Road is a striking modern four-storey office building totalling 19,000 sq ft of Grade A accommodation.

Availability (IPMS3)

Floor	sq ft	sq m
Third	LET	
Second	LET	
First*	4,922	457.3
Ground	4,397	408.5
Total	9,319	865.8

FIRST FLOOR
4,922 SQ FT (457.3 SQ M)

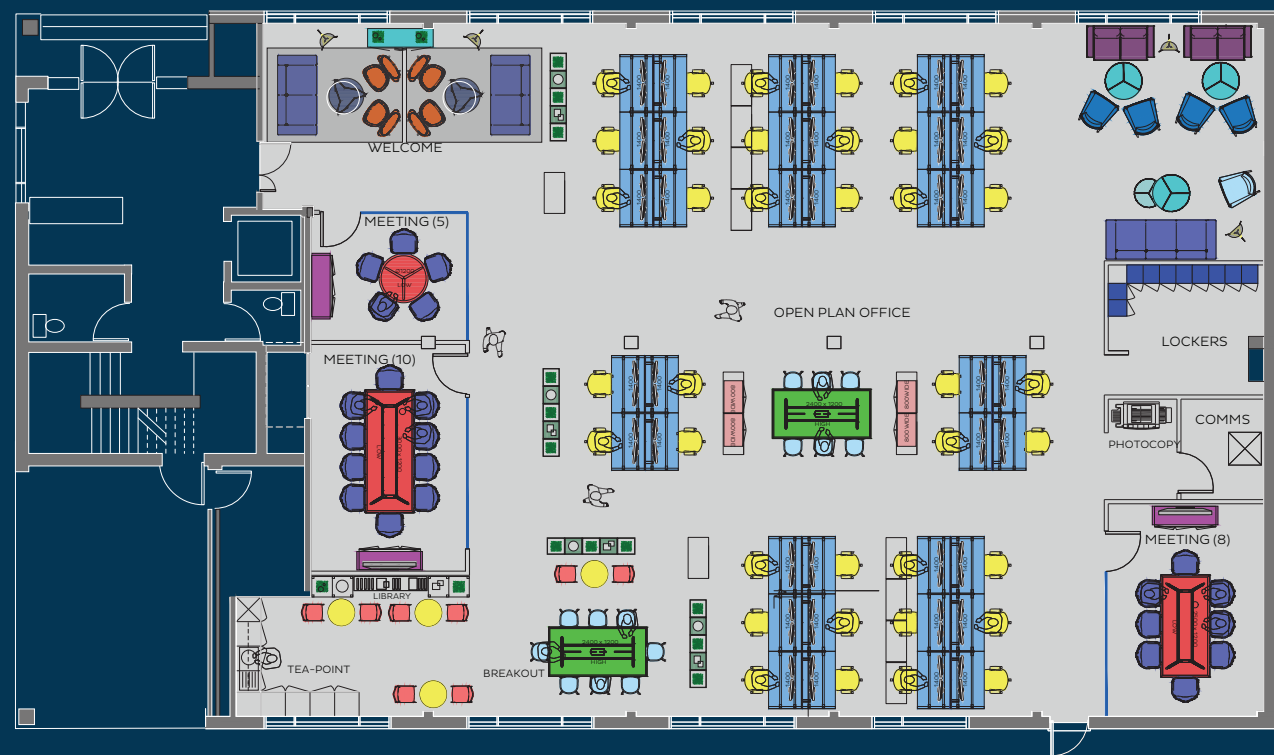


The ground floor offers **Capsule** work-ready space, brought to you by Legal & General.

 FULLY FURNISHED	 YOUR OWN IDENTITY	 MODERN DESIGN
 QUICK & SIMPLE OCCUPATION	 SECURE, FITTED SPACE	 3 MEETING ROOMS (12/8/5)
 38 WORKSTATIONS	 2 INFORMAL MEETING AREAS	 40 HOT DESKING LOCKERS
		 FULLY CABLED & POWER POINTS

GROUND FLOOR
4,397 SQ FT (408.5 SQ M)

Capsule work-ready space





Cafés		mins walk
Bakedd Artisan Bakery		5
Caffé Nero		8
Flavio's Coffee Bar & Restaurant		9
Bars & restaurants		mins walk
Sorano Italian Restaurant		3
Coppa Club		4
Pizza Express		4
The Bear		5
The Maiden's Head		6
Roux at Skindles		11
Shopping		mins walk
Waitrose		3
Marks and Spencer		7
Boots		7
Sainsbury's		8
Santander & HSBC		6
Lloyds & Barclays		8
Pandora, H&M, Top Shop		9
WHSmith		10
Fleur de Lis Florist		11
Hotels		mins walk
Premier Inn		9
Travelodge		10
Fredrick's	(car 6 mins)	
Holiday Inn	(car 7 mins)	
Monkey Island Estate, Bray	(car 11 mins)	
Oakley Court Hotel	(car 12 mins)	
Cliveden House, Taplow	(car 12 mins)	
Leisure facilities		
The Moor		1
The River Thames		10
David Lloyd Club		12
Kidwells Park		12
Odeon Cinema		12
Braywick Sports Ground	(car 8 mins)	
Braywick Park Leisure Centre	(car 8 mins)	
Spirit Health Club	(car 7 mins)	
Norden Farm Arts Centre	(car 7 mins)	
Maidenhead Rowing Club	(car 4 mins)	
Maidenhead Tennis Club	(car 4 mins)	



◀ To M4 J8/9



Maidenhead Station

The Landing

Nicholson's Shopping Centre

High Street

Approx. 10 min walk to station



Chapel Arches

Coppa Club

Forlease Road

Waitrose

Bridge Street

Saint-Cloud Way A4



80
MOORBRIDGE ROAD

Additional contract car parking

Moorbridge Road

Bridge Road A4

The Moor

▶ To River Thames

CONVENIENTLY LOCATED

80 Moorbridge is positioned just off Maidenhead High Street, adjacent to Waitrose and only a short walk from Maidenhead mainline train station.

Town centre facilities include a wide range of national retailers and restaurant amenities together with an Odeon multiscreen cinema, Nicholson's Shopping Centre, David Lloyd Leisure and Premier Inn Hotel.

These are soon to be enhanced with major key developments:

- The Landing Redevelopment
- Chapel Arches
- The Nicholson's Quarter

Maidenhead is located on the River Thames and offers one of the most attractive environments in the Thames Valley including some of the UK's foremost restaurants including The Fat Duck and The Waterside Inn.



Nicholsons Quarter CGI



Roux at Skindles restaurant, Mill Lane



Nicholsons Quarter CGI



Coppa Club restaurant, Bridge Avenue



The Fat Buddha restaurant, Bridge Street



Waitrose, Moorbridge Road



Premier Inn, Kidwells Park Drive



LEADING THAMES VALLEY LOCATION

The town is a leading Thames Valley office location, easy to access from junction 8/9 of the M4 and with an excellent rail service which will soon include the Elizabeth Line. It has attracted leading companies from a range of sectors.







Road		Rail (fastest)		Air	
M4 (junction 8/9)	2 miles	Reading (GWR)	9 mins	Heathrow Airport	15 miles
M40 (junction 4)	8 miles	London Paddington (GWR)	18 mins	Luton Airport	42 miles
M25 (junction 15)	10 miles	Heathrow Airport	32 mins	Gatwick Airport	50 miles
Central London	25 miles				





CAPSULE WORK-READY OFFICE SPACE

An investment by



Contact the sole joint agents



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