



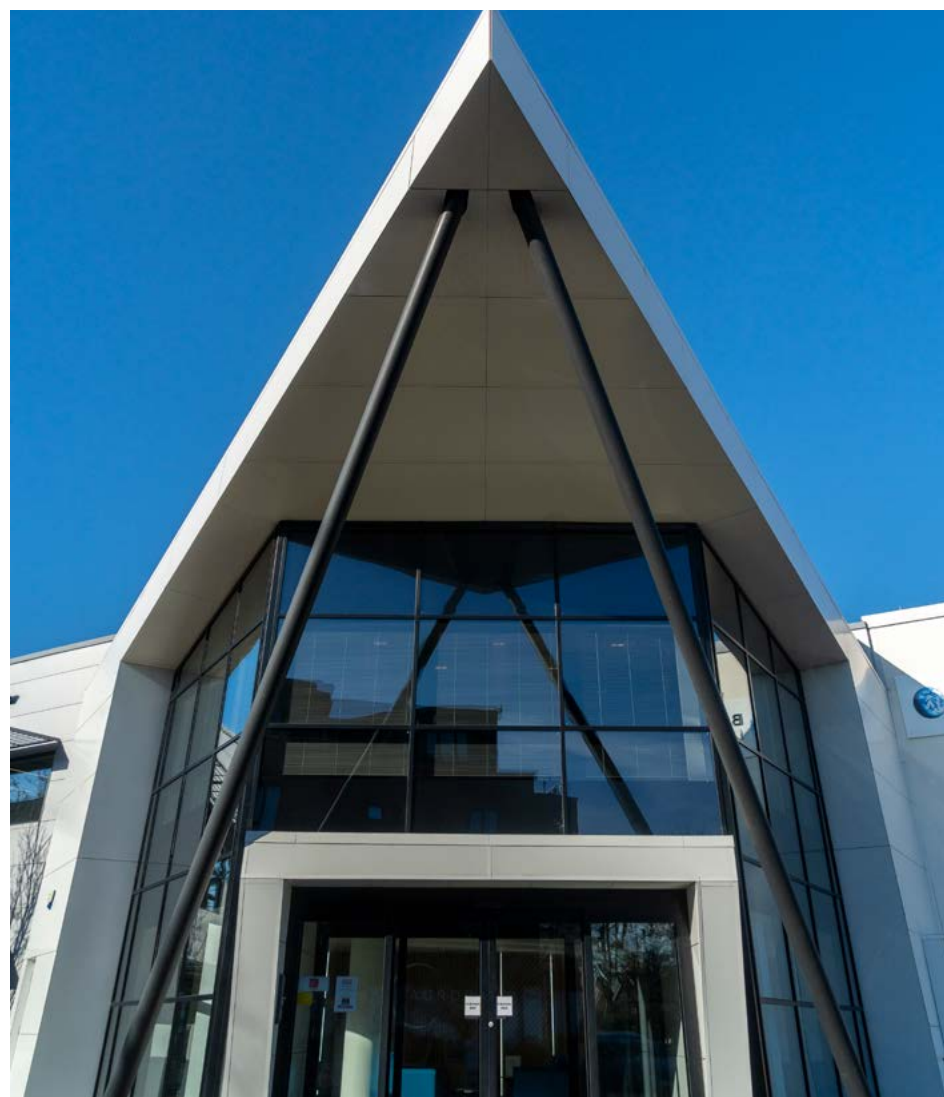
Vanwall Business Park, Maidenhead SL6 4UB

New fully fitted space from 2,992 - 9,827 sq ft

The Building

Aurora is a striking, high quality office building, that has been recently refurbished to provide new fully fitted space from 2,992 - 9,827 sq ft.

Aurora is prominently positioned within Vanwall Business Park, an established out of town location just over one mile from Maidenhead railway station and town centre amenities. The town boasts a thriving pharmaceutical, technology and telecommunications industry with names such as Biogen, Ultra Electronics, SAP, Sequiris, Abbott Labs, Johnson & Johnson and Abbvie.



Accommodation

The ground floor offers two suites (2,992 and 6,835 sq ft), or alternatively a full floor totaling 9,827 sq ft.

Floor	sq ft	sq m
Ground Suite 1	6,835	635
Ground Suite 2	2,992	278
Total existing GF office	9,827	913

Areas are shown as approximate net internal.

Specification



New fully fitted suite



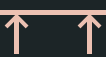
Refurbished reception & break out area



Glazed feature entrance and reception



LED intelligent PIR lighting & suspended ceilings



Fully accessible raised floors



VRF air conditioning



Occupational density of 1:10 sq m



Parking ratio of 1:308 sq ft



EV charging points



Male and female WCs



EPC 'B' rating



Established business park

Ground floor



Not to scale, for indicative purposes only.

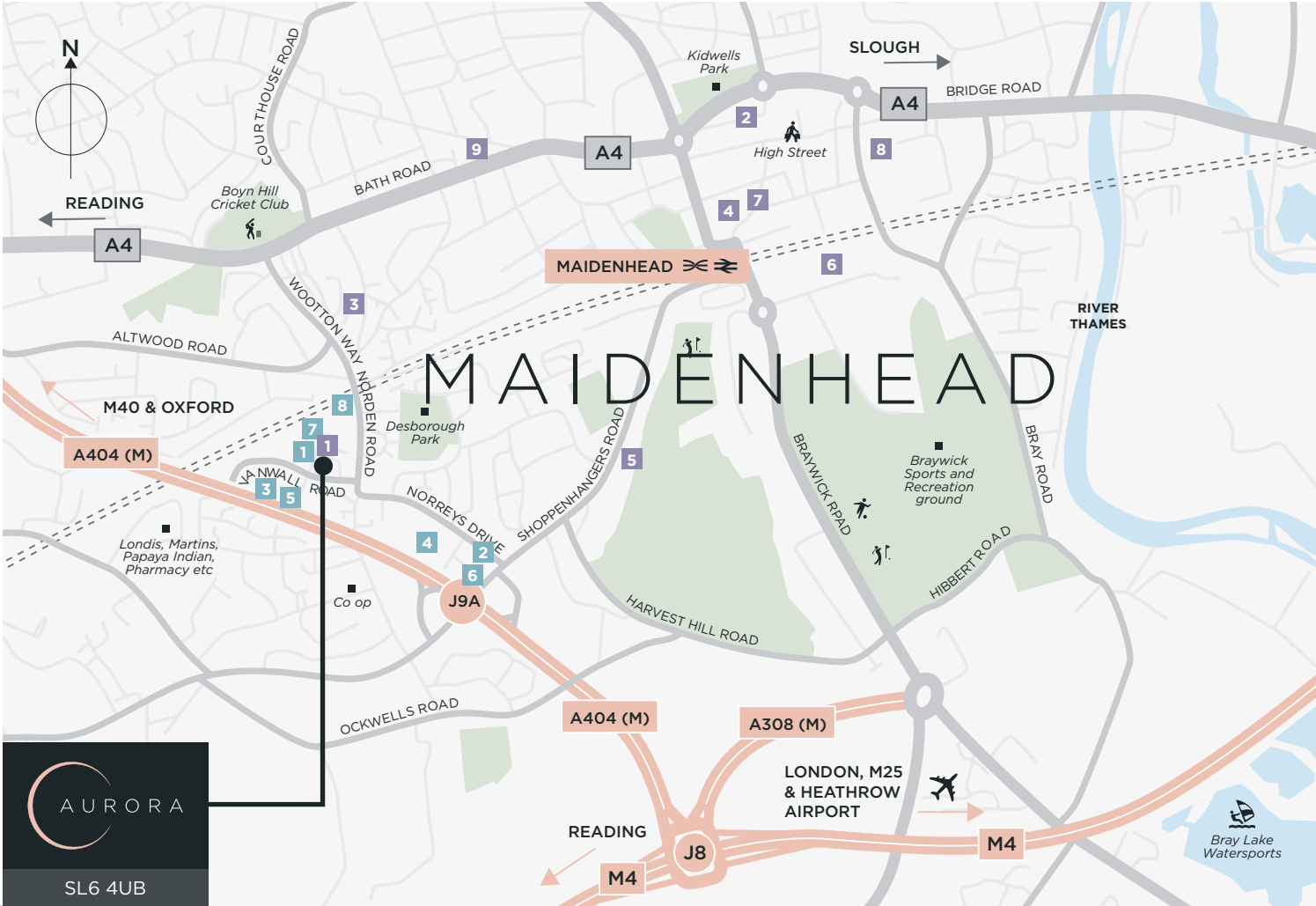


Location

Vanwall Business Park sits adjacent to the A404(M) providing direct access to the motorway network with Junction 8/9 of the M4 only 4 minutes away and Junction 4 of the M40 only 11 minutes away.

Aurora sits amongst some impressive occupiers, within the long established Vanwall business park, benefiting from good proximity to local amenities, only a short walk from the on-park cafe (Cafe L'Or), Sainsburys Local and a variety of other local shops and retailers. Rail links are excellent with regular rail services to Central London. This has been further improved with the delivery of the Elizabeth Line, with journey times to Bond Street and Canary Wharf being 41 and 55 minutes respectively.

Maidenhead is also within easy reach of Heathrow Airport, 14 miles away, giving direct access to European and International destinations. Western Rail Link to Heathrow (WRLth) is a proposed new rail link which will reduce journey times from Maidenhead to London Heathrow to 14 minutes.



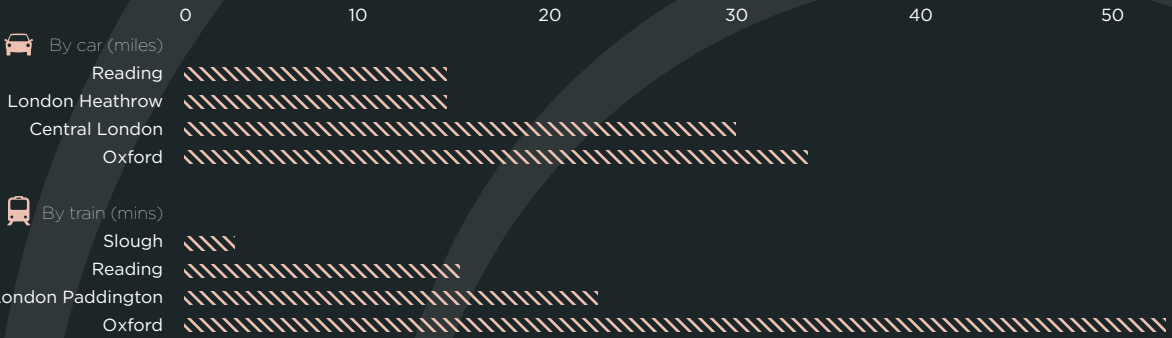
Local occupiers

- 1. Abbvie
- 2. Volvo
- 3. SAP (UK) Ltd
- 4. Haleon
- 5. Abbott UK
- 6. Seiko
- 7. Kingsmill
- 8. Dahua

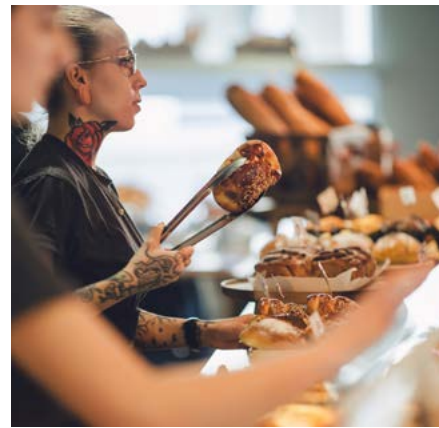
Local amenities

- 1. Cafe L'Or
- 2. Premier Inn
- 3. Sainsbury's Local
- 4. Odeon Cinema
- 5. Fredrick's Hotel & Spa
- 6. Stafferton Way Retail Park
- 7. Pret A Manger
- 8. Waitrose
- 9. Tesco

Connectivity



Approximate times and distances. Sources: google.co.uk/maps and nationalrail.co.uk



Contact

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