



**Norreys Drive
Maidenhead
SL6 4BY**

**Entire 1st Floor & Part 2nd Floor Approx.
3,931 – 12,373 Sq ft Grade A Offices To Let**



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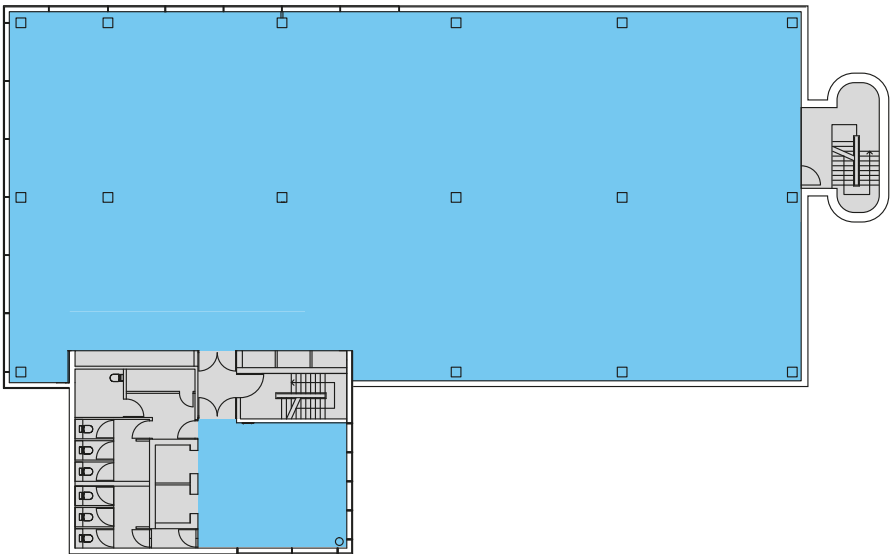
Accommodation

The accommodation comprises of the following:

	sq ft	sq m
Part Second	3,931	365.2
First	8,442	784.3
Total	12,373	1,149.5

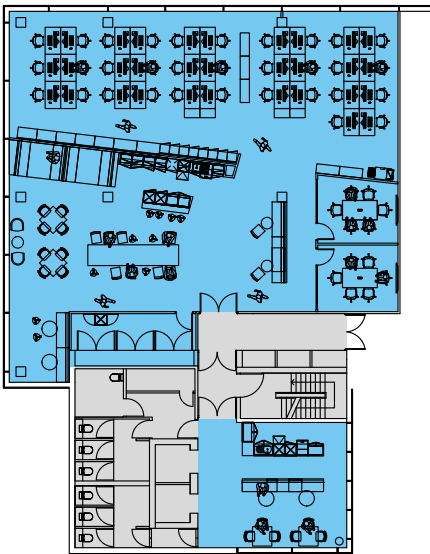


First Floor –
Floor Plan
8,442 sq ft (784.3 sq m)



Plan for indicative purposes only,
not to scale.

Part Second Floor –
Indicative Space Plan
3,931 sq ft (365.2 sq m)



Plan for indicative purposes only,
not to scale.

Key Features



Air conditioning



New LED lighting



WCs and showers on each floor



Great car parking provision (1:326 sq ft)



Flying Bean Cafe



Full access raised floors



Male & female cloakrooms



13 bicycle racks



Commissionaire



Location

Clarion House is located 1 mile south of Maidenhead town centre and less than 20 minutes' walk from Maidenhead train station (Crossrail). There are frequent fast services to London Paddington from just 18 minutes. Clarion House is less than 200 metres from the A404(M) junction. Junction 8/9 of the M4 is only 1.7 miles away which in turn provides direct routes to London, Heathrow Airport and the M25.

Key travel times

Maidenhead			20 mins	
M4 (Junction 8/9)			1.7 miles	
Maidenhead Town Centre			1 mile	
Reading			14 mins	
London Paddington			32 mins	



Viewing

Strictly through joint sole letting agents.

Guy Nicholas
07841 684 880
guy.nicholas@carterjonas.co.uk

Edward Caines
07966 188 632
ed.caines@carterjonas.co.uk

Carter Jonas

Lucy Atkins
07703 198 946
lucy.atkins@carterjonas.co.uk

Terms

A new lease is available direct from the landlord, for a term by arrangement.

Mark Harris
07598 450 586
mark@pagehardyharris.co.uk

Sophie Holmes
07763 565 056
sophie@pagehardyharris.co.uk

EPC Rating

EPC rating D (95).



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