# clarion house



Norreys Drive Maidenhead SL6 4BY

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



# 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 |

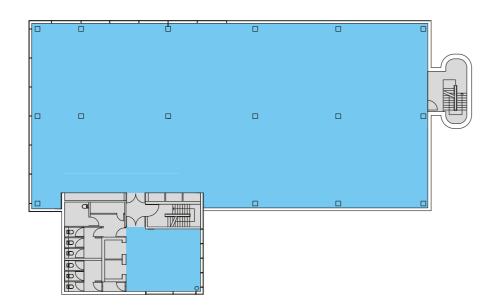






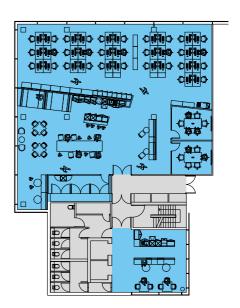
# First Floor – Floor Plan

8,442 sq ft (784.3 sq m)



Part Second Floor – Indicative Space Plan

3,931 sq ft (365.2 sq m)



Plan for indicative purposes only,

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



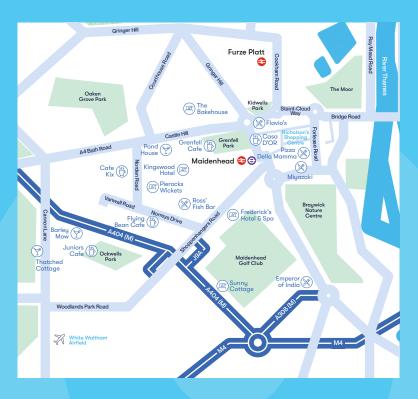
cloakrooms



racks



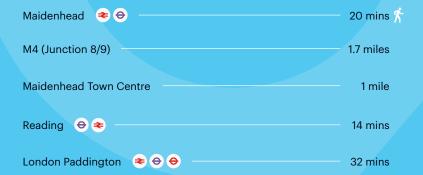
Commissionaire



## Location

Clarion House is a 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







Carter Jonas





#### Viewing

Strictly through joint sole letting agents.

#### Will Edwards

07425 632467 william.edwards@carterjonas.co.uk

#### **Anders Horwood**

07836 246049 anders.horwood@carterjonas.co.uk

#### **Edward Caines**

07966 188632 ed.caines@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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