



# Lantern

M A I D E N H E A D

Suites available from 1,595 sq ft



# Accommodation

Floor	sq ft	sq m
Part Third	2,632	244.5
Part Third	Let to Genesis Motor UK Ltd	
Part Second	3,600	334.4
Part Second	Let to McBains	
First	Let to NHS	
Ground Reception		
Total Available	6,232	578.9
The measured survey is approx IPMS3 areas.		



CONCIERGE  
SERVICE



TOILETS



DISABLED  
TOILETS



SHOWERS



LOCKERS



RECEPTION  
FACILITIES



SUPER FAST  
WIFI



CYCLE REPAIR  
STATION



CYCLE  
RACKS



EPC A



CAR PARK  
RATIO 1:236 SQ FT



CAR CHARGING

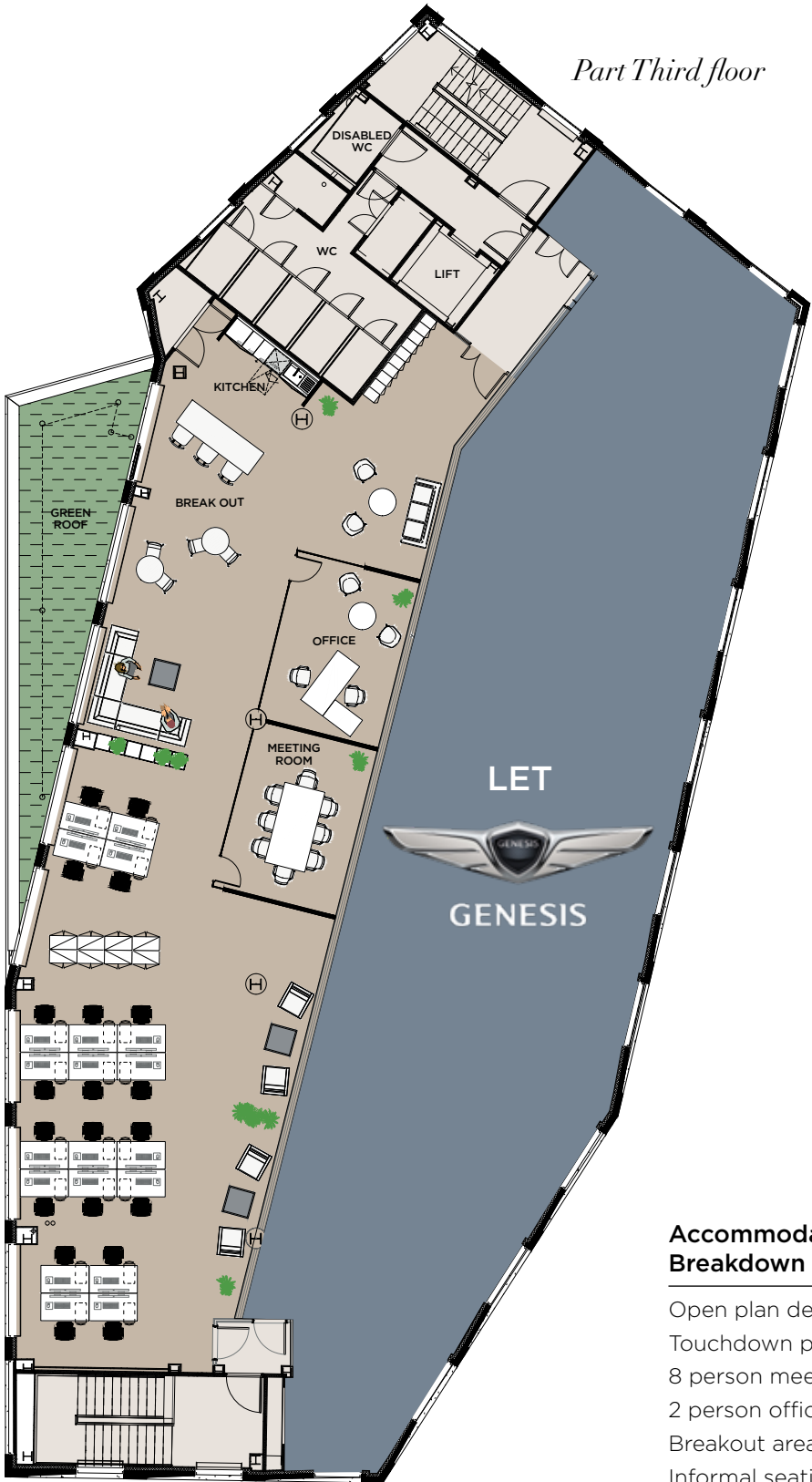
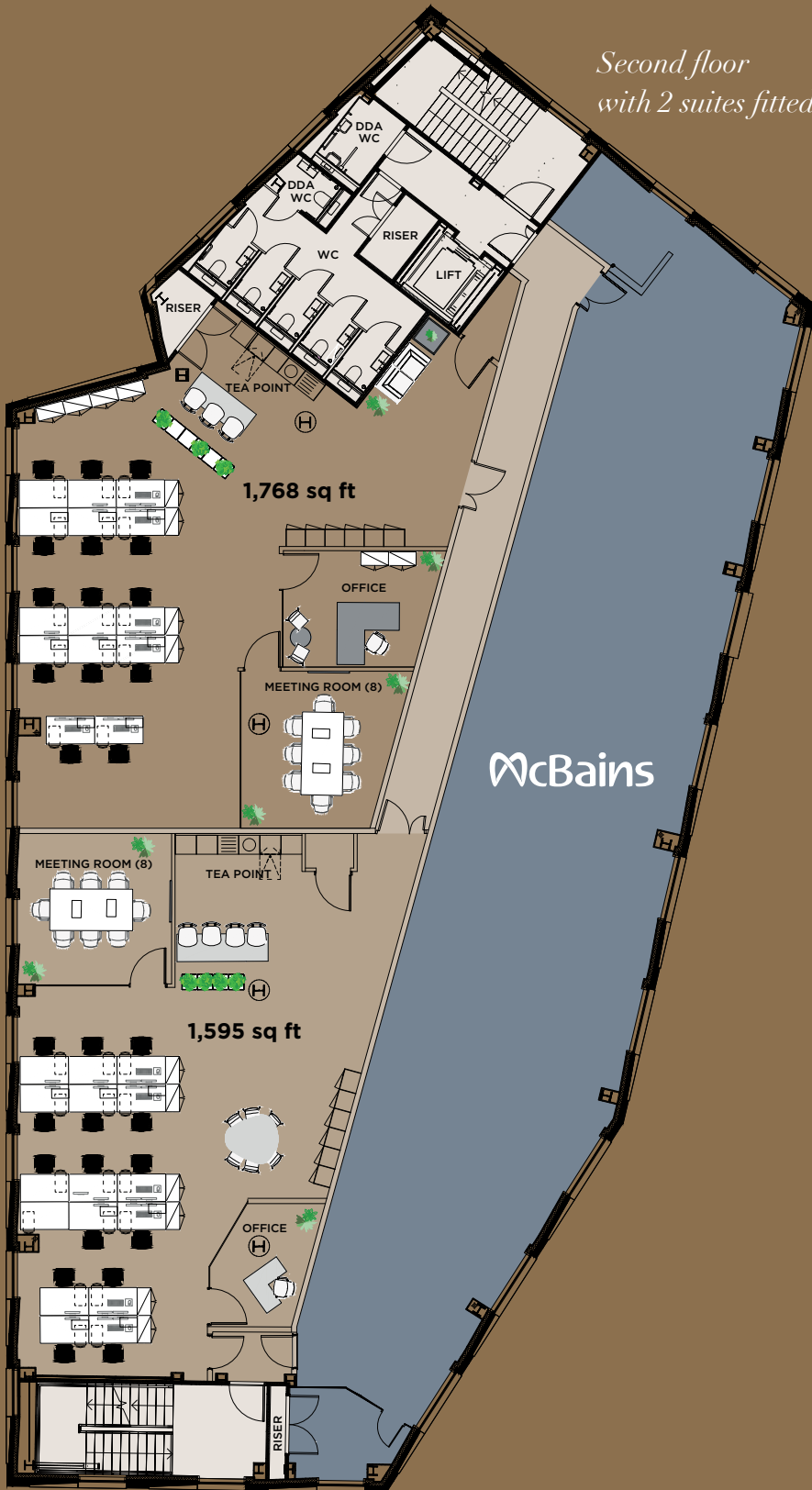
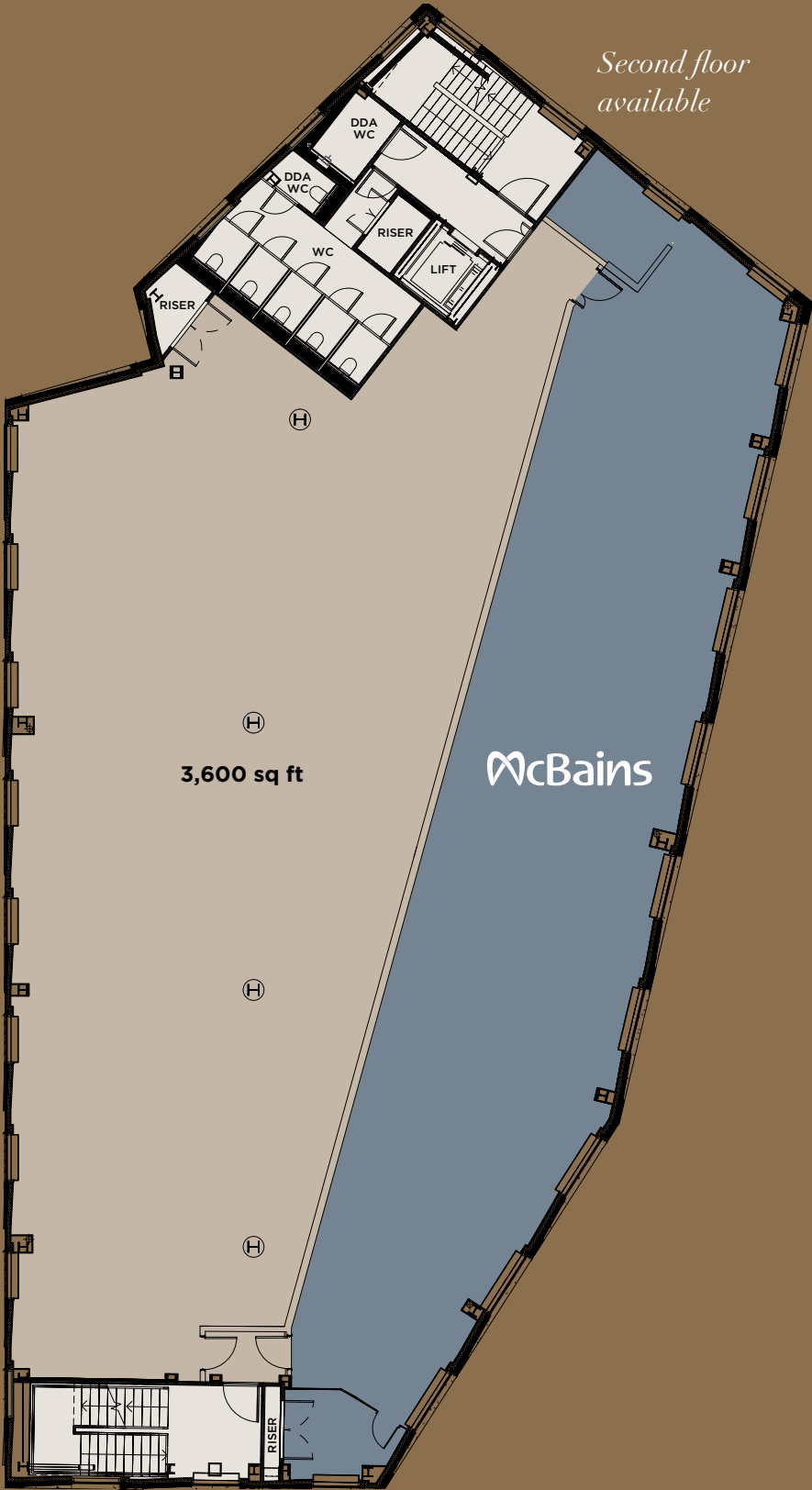


Lantern

# Switched on for Business

Grade A offices  
1,595 - 6,232 SQ FT

MAIDENHEAD



Accommodation Breakdown

Open plan desking	20
Touchdown positions	10
8 person meeting room	1
2 person office	1
Breakout area	1
Informal seating areas	4



# Enlightened Design

## LANTERN IS A LEADING LIGHT ON THE MAIDENHEAD SKYLINE

The unique design and build quality provides an inspiring space to make your own. Clever, innovative floor plates maximise space and light, providing the ultimate in flexible workspace.

# Building Specification

## SPACE TO SHINE

- **Newly fitted suite on the third floor**
- Impressive double-height glazed reception
- State-of-the-art LED lighting with daylight sensors to reduce energy consumption
- Fully accessible raised floor with a minimum 120mm clear void
- Energy efficient VRF air conditioning system
- 1:8 sq m occupational density
- Metal-tiled suspended ceiling
- 8 person passenger lift
- Unisex superloos on each floor
- Shower facilities with changing areas
- Car parking ratio 1:236 sq ft
- 4 electric car charging stations
- Covered cycle storage
- BREEAM rating of 'Very Good'
- EPC A





# ESC


## ENVIRONMENTAL, SOCIAL AND CORPORATE GOVERNANCE

Investing in Environmental, Social and Corporate Governance (ESG) is crucial for any project today. It's not just the right thing to do but, it's key to future success and the wider prosperity of the UK.




## LIGHTING AND ENERGY EFFICIENCY

Energy performance in buildings helps to reduce emissions and push towards the UK government's drive to reach Net Carbon Zero by 2050. The sustainable solutions implemented at Lantern maximise energy efficiency by reducing the energy consumption in the building.



Energy efficient VRF air conditioning system



State-of-the-art LED lighting with daylight sensor



EPC A

## OFFICE CULTURE & WELLBEING

Lantern benefits from being a stone's throw from the National Cycle Network, National Routes 61 & 4, which connect Slough, Maidenhead, Windsor and the surrounding village, with all facilities geared up for end-of-trip.



Covered cycle racks



Cycle repair station



4 x showers with changing area




Ventilated lockers




Superloos offer private separate cubicles

## ELECTRIC VEHICLES



4 EV charging points with ability to add more



The Charge Point app, allows for easy access of this facility



## SUPERFAST INTERNET CONNECTIVITY


We have partnered with Inifi to make Lantern a superfast connected building with the very best in data communications infrastructure, at the most competitive prices. This means we can offer our tenants a range of high speed fibre internet connectivity options available instantly.



Instant access with guaranteed availability from day one



No wayleave required, so no delays or legal costs



Cabling already in place to each demise



Central comms room space available on request



Data-centre co-hosting and connections to all the major data-centres



# Amenities

## NEAR YOU



### EAT

minutes walk

1 Bakedd Artisan Bakery	9
2 Saints Café and Deli	15
3 New York Deli	9
4 Costa Coffee	5
5 Caffé Nero	7
6 Off the Tap	4
7 Coppa Club	11
8 Pizza Express	10
9 Flavio's Coffee Bar & Restaurant	3
10 Bardo Lounge	9
The Pinkneys Arms	(car 5 mins)
Boulters Riverside Brasserie	(car 6 mins)
Roux at Skindles in Taplow	(car 6 mins)
Fat Duck in Bray	(car 7 mins)
The Waterside Inn, Bray	(car 7 mins)
The Hind's Head, Bray	(car 7 mins)
The Crown Inn, Bray	(car 7 mins)
Caldesi in Campagna, Bray	(car 7 mins)

Michelin star

### SLEEP

1 Premier Inn	7
2 Travelodge	7
3 Fredrick's	(car 4 mins)
Holiday Inn	(car 6 mins)
Monkey Island Estate, Bray	(car 9 mins)
Oakley Court Hotel	(car 10 mins)
Cliveden House, Taplow	(car 14 mins)

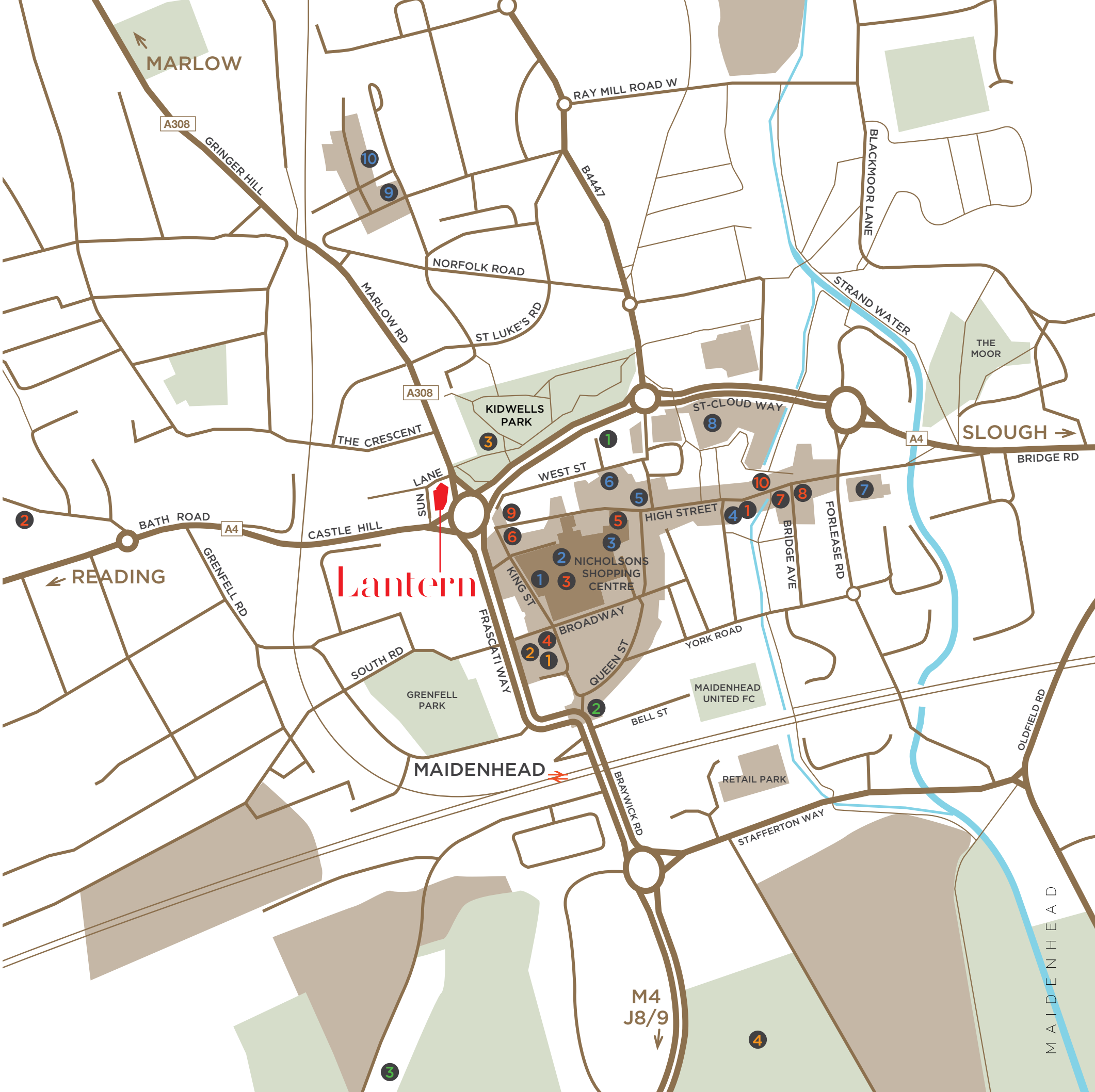
### SHOP

minutes walk

1 WHSmith	4
2 Pandora, H&M, Top Shop	4
3 Timpson	6
4 Fleur de Lis Florist	5
5 Boots	7
6 Marks and Spencer	7
7 Waitrose	12
8 Sainsbury's	7
9 COOK	9
10 Italian Continental Stores	10

### RELAX

1 David Lloyd Club	5
2 Odeon Cinema	6
3 Kidwells Park	1
4 Braywick Park Leisure Centre & Sports Centre	(car 4 mins)
Braywick Park Leisure Centre	(car 4 mins)
Spirit Health Club	(car 6 mins)
Norden Farm Arts Centre	(car 5 mins)
Maidenhead Rowing Club	(car 8 mins)
Maidenhead Tennis Club	(car 3 mins)
Monkey Island Estate in Bray	(car 9 mins)
Vitality Club Oakley Court	(car 10 mins)
Cliveden House Spa	(car 14 mins)





# Live Well

**THE PERFECT BALANCE OF CITY AND COUNTRY LIVING, MAIDENHEAD OFFERS AN ENVIABLE LIFESTYLE CHOICE FOR YOUR WORKFORCE.**

From the riverside to local farmers' markets, craft breweries, artisan bakeries, country pubs and Michelin starred restaurants. It's a foodie haven: come and take your seat at the table.

An exciting new future awaits: substantial redevelopment is taking Maidenhead into a new era. The Landing development, the state-of-the-art Braywick Park Leisure Centre and wholesale regeneration of Nicholson's Shopping Centre sees exciting new retail and leisure opportunities coming to the town centre.



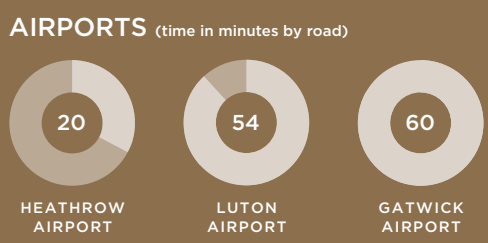
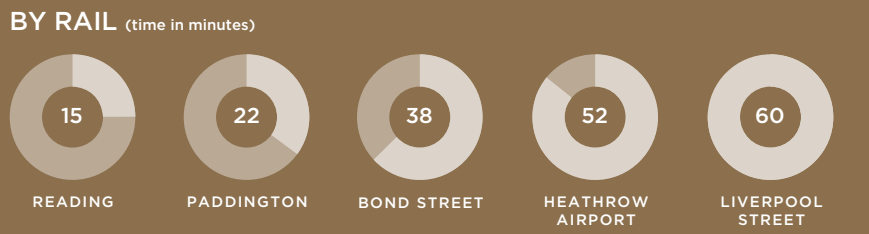
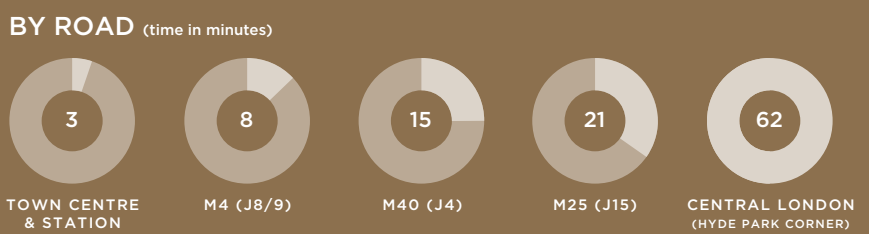
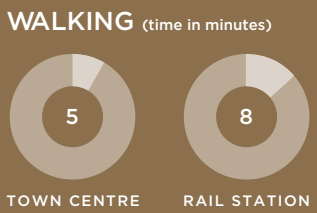
# Transport

## Better Connected

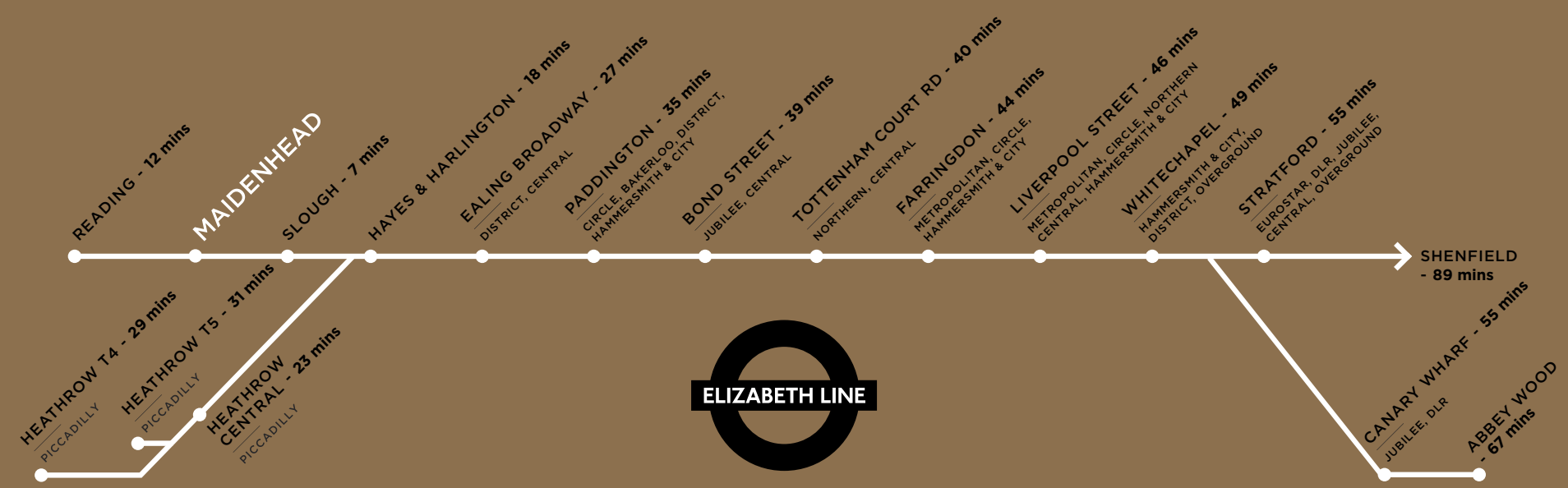
### TRANSPORT YOUR EMPLOYEES INTO CENTRAL LONDON WITHIN 40 MINUTES.

Maidenhead is extremely well served by road, rail and air. The road network provides quick and easy access to the M4, M40 and the M25. Access by public transport to Heathrow Airport, the City and Canary Wharf will improve significantly with the opening of the Elizabeth Line.

London Heathrow, the second largest airport in the world, provides global connectivity and is just 20 minutes from the office.



Source: Google/National Rail/Citymapper



Source: Crossrail

Lantern



# Switched on for Business



## Lantern

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[lanternmaidenhead.com](http://lanternmaidenhead.com)



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Designed by  
**HEKKTA**