

**TO LET: NEW OFFICES**

4,780 – 10,459 sq ft (444 – 972sq m)  
Norden Road, Maidenhead SL6 4AY



Quantum is a premier business destination adjacent to Vanwall Business Park, in Maidenhead's principal out-of-town office location.

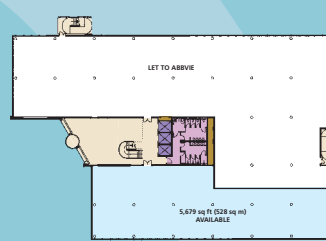
Quantum is part let to Compuware, AbbVie, Abbott Laboratories and Seagate. The remaining suites available comprise the following:

FLOOR	SQ FT	SQ M	PARKING SPACES
Ground	5,679	528	7
Third	4,780	444	14
Total	10,459	972	31

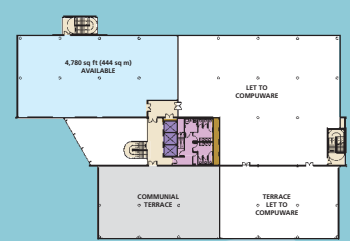
All occupiers of the building have shared use of a large roof terrace at third floor level.

KEY: Available Office Common Lifts Toilets Plant

**Ground Floor Suite** 5,679 sq ft (528 sq m)



**Third Floor Suite** 4,780 sq ft (444 sq m)



Quantum provides office space set around a central core. The third floor benefits from a large roof terrace with scenic views of the surrounding countryside.



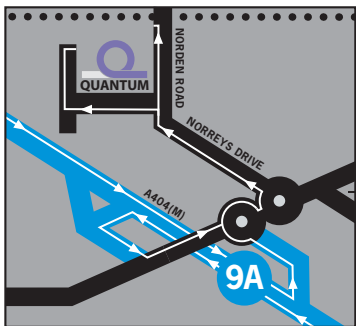
# QUANTUM

Quantum is strategically positioned close to the M4 and M40 and only 15 minutes from the M25.

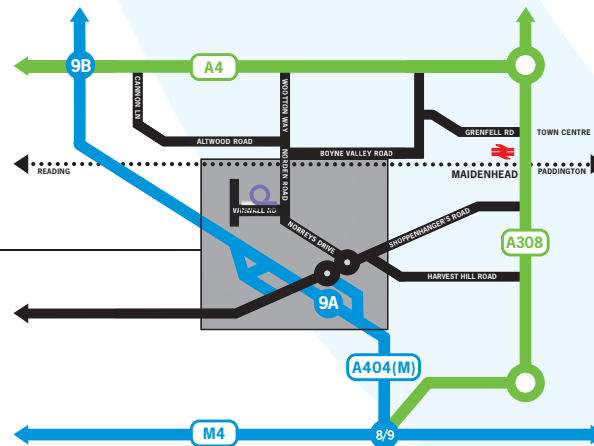


## SPECIFICATION

- Four pipe fan coil air-conditioning
- 150mm full access raised floors
- 3 x 13 person passenger lifts
- 2.75m floor to ceiling height
- Showers on each floor
- Communal south-facing roof terrace
- 31 car spaces (1:337 sq ft)
- Cycle stands
- EPC Rating C



Access from A404(M)



### BUSES

7 (Norreys Drive) Every 30 minutes  
 9 (Wootton Way shops) Hourly  
 Connecting to town centre and station  
 in 5-8 minutes

### BY ROAD from Maidenhead (minutes)

24 Reading  
 30 Heathrow  
 57 London, West End

### RAIL from Maidenhead (minutes)

15+ Reading  
 22+ Paddington

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