

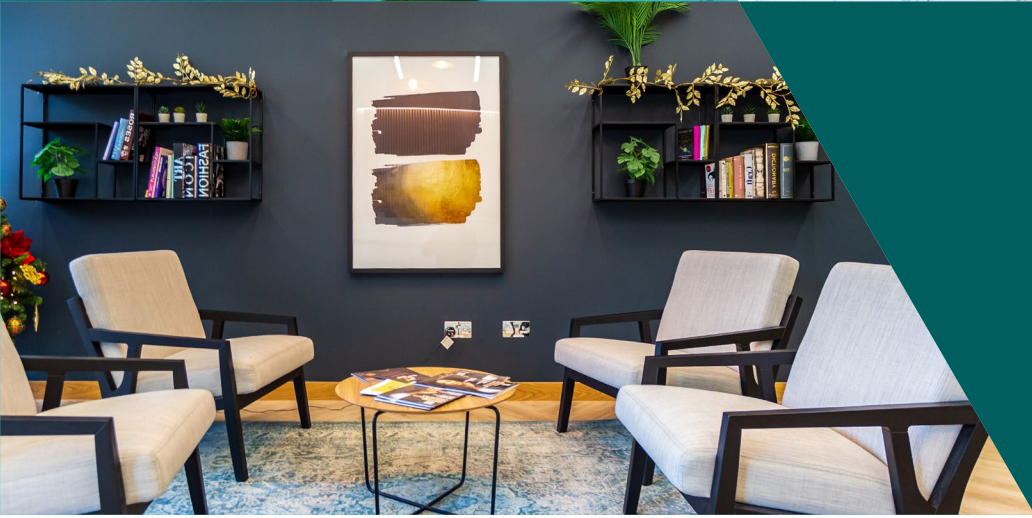
PROXIMA

MAIDENHEAD

Hybrid working made easy
with instant transport links and
flexible workspace.



PROXIMA



REFURBISHMENT

Proxima has undergone a comprehensive refurbishment to create a modern and stylish workplace.

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PROXIMA



THE BUILDING

Situated adjacent to Maidenhead Train Station, Proxima is a prominent building providing newly refurbished Grade A offices over ground and three upper floors.



SPECIFICATION & BUILDING AMENITIES



Adjacent to Maidenhead
Train Station



Secure on-site parking
at 1:213 sq ft



Air conditioning



Newly refurbished
showers & WC's



Concierge reception



South facing ground
floor terrace



EPC C

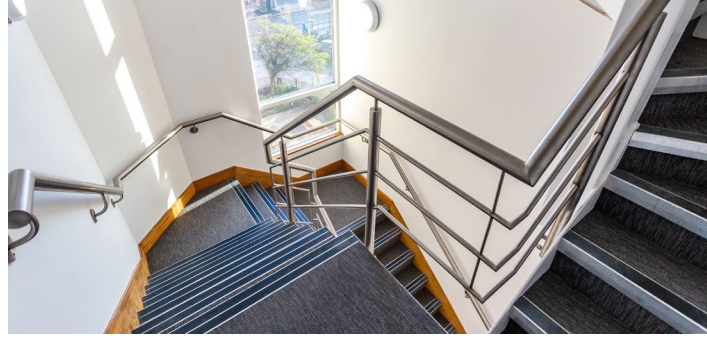


2 x passenger lifts



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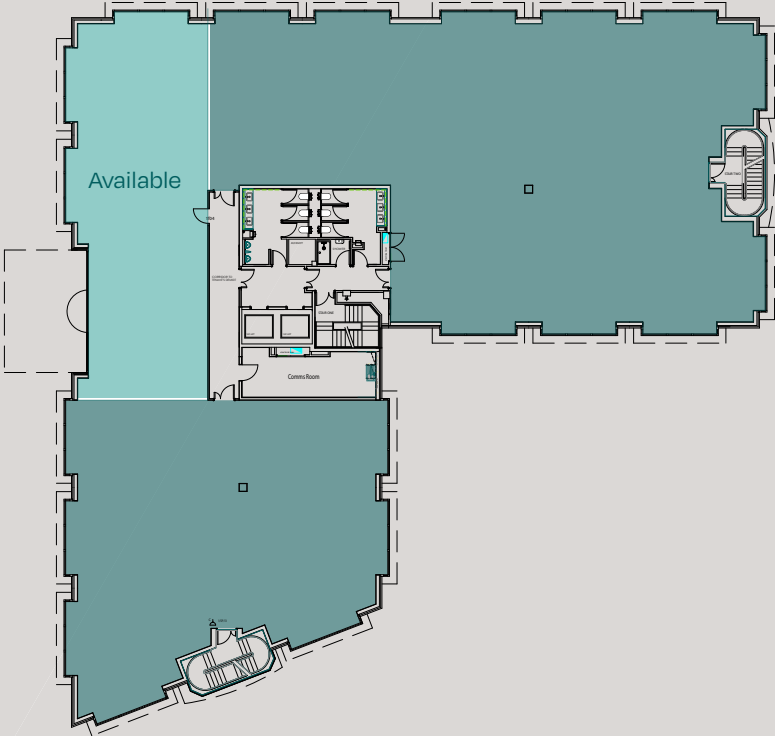
PROXIMA



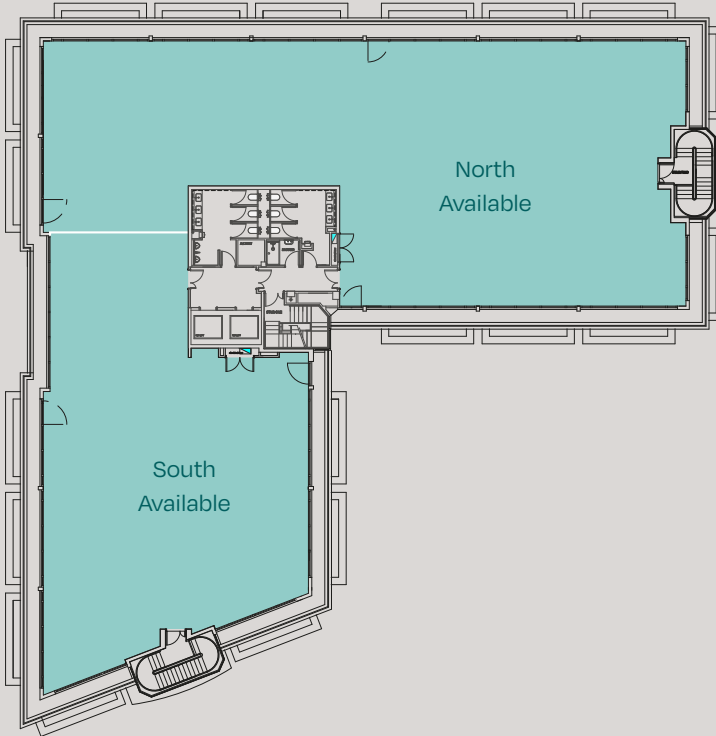
AVAILABILITY

Floor		Sq Ft
03	South	3,505
03	North	5,304
01	Part 1st	1,914
Total		10,714
car parking ratio:		1:213 sq ft

01



03





CONNECTIONS

Maidenhead Train Station is on the doorstep which provides direct access to London Paddington and Reading train station via the Elizabeth line (CrossRail).

It also benefits from easy access to Junction 8/9 of the M4 within 6 minutes.



RAIL

Reading	14 mins
Paddington	18 mins
Heathrow	45 mins
Bond street	45 mins
Canary Wharf	67 mins





LOCAL AMENITIES

Situated in the heart of Maidenhead town centre, Proxima benefits from a prominent location to both retail & leisure amenities.



The nearby regeneration of The Landings and The Nicholson Quarter will deliver over 60 new mixed-use retail & restaurants units.

Further afield, occupiers have access to the countryside and the River Thames as well as wide array of fine dining restaurants such as The Fat Duck and Clivedon House.

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proximamaidenhead.co.uk



CONTACT US

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