

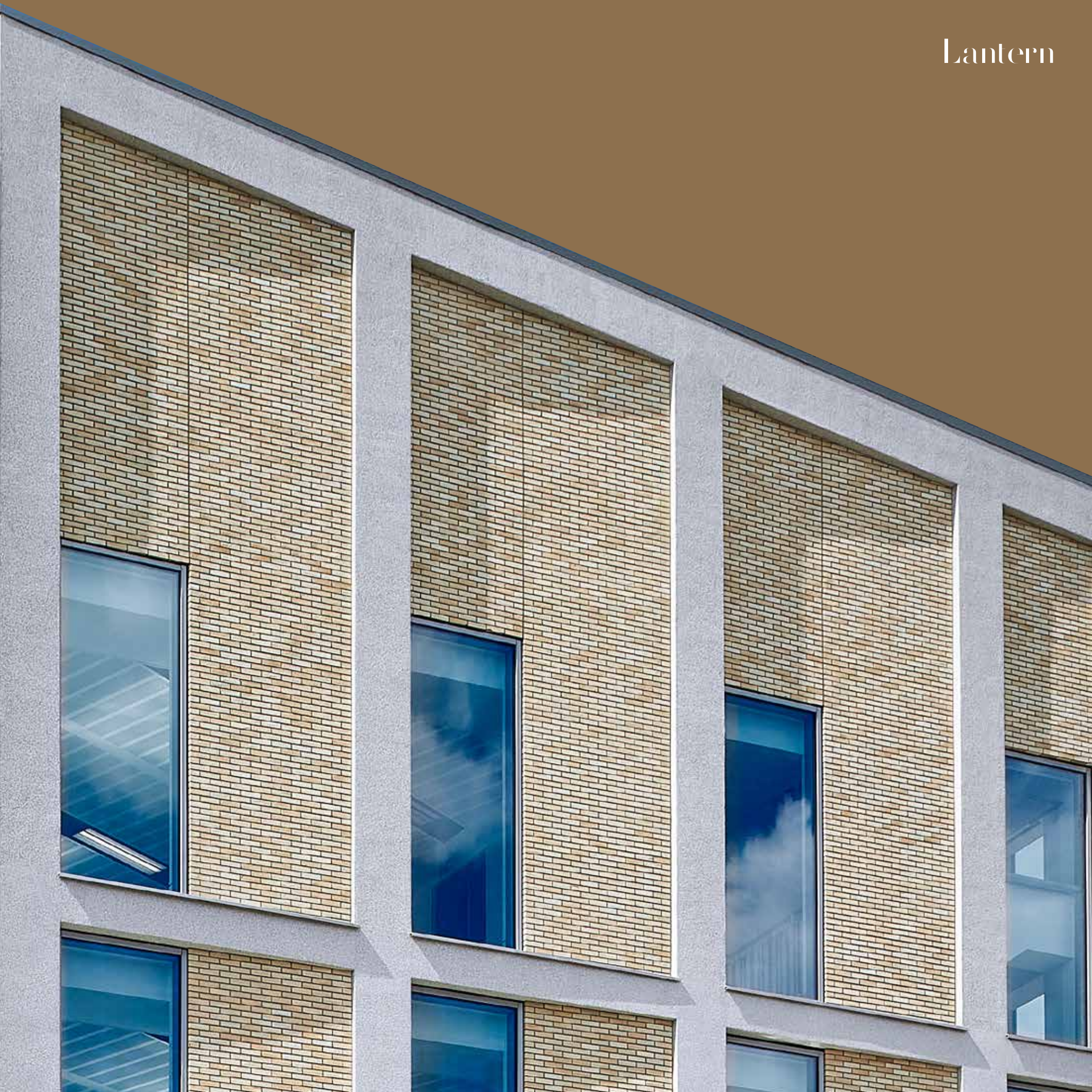


# Lantern



# Switched On







Lantern



**Grade A Offices**

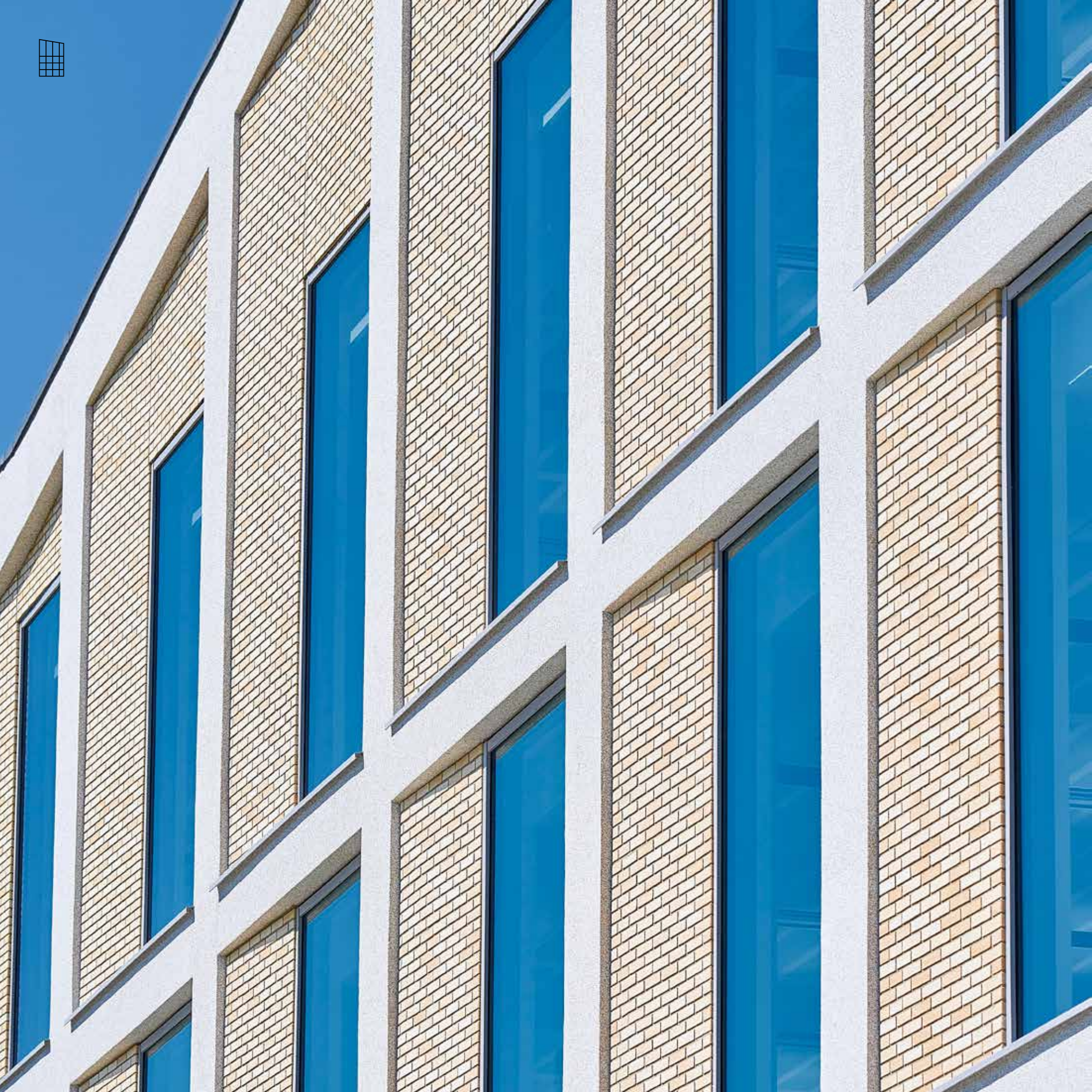
6,000 - 19,119 SQ FT





*/’Lantern/  
noun*

**A POLYGONAL GLASS  
STRUCTURE THAT EMITS LIGHT**





# Bright Thinking

**NATURAL LIGHT RESULTS IN HAPPIER WORKERS,  
LESS ABSENTEEISM, REDUCED STRESS AND  
ENHANCED WELLBEING. A GREATER DOSE OF  
DAYLIGHT INCREASES EMPLOYEE ALERTNESS  
AND PRODUCTIVITY.**

Today's workforce is demanding a workplace revolution which enhances their day to day working practices, allowing them to flourish and businesses to shine.

Lantern provides natural light in abundance, from the moment you step in to the main reception and throughout each of the unique floor plates.



# Enlightened Design

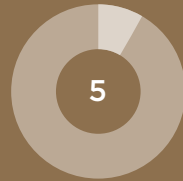
**DESIGNING VIEWS; LANTERN IS A LEADING LIGHT ON THE MAIDENHEAD SKYLINE.**

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.





### WALKING (time in minutes)



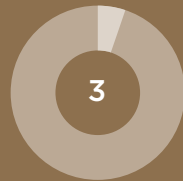
TOWN CENTRE



RAIL STATION



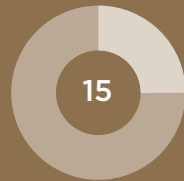
### BY ROAD (time in minutes)



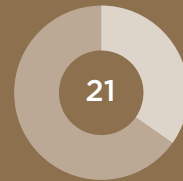
TOWN CENTRE  
& STATION



M4 (J8/9)



M40 (J4)



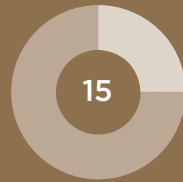
M25 (J15)



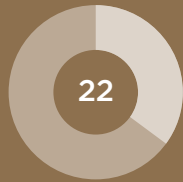
CENTRAL LONDON  
(HYDE PARK CORNER)



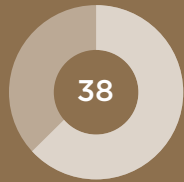
### BY RAIL (time in minutes)



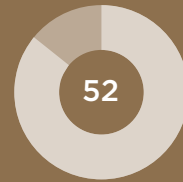
READING



PADDINGTON



BOND STREET



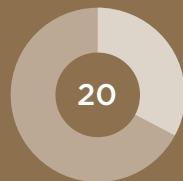
HEATHROW  
AIRPORT



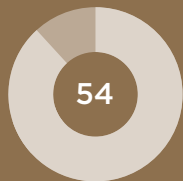
LIVERPOOL  
STREET



### AIRPORTS (time in minutes by road)



HEATHROW  
AIRPORT



LUTON  
AIRPORT



GATWICK  
AIRPORT

Source: Google/National Rail/Citymapper

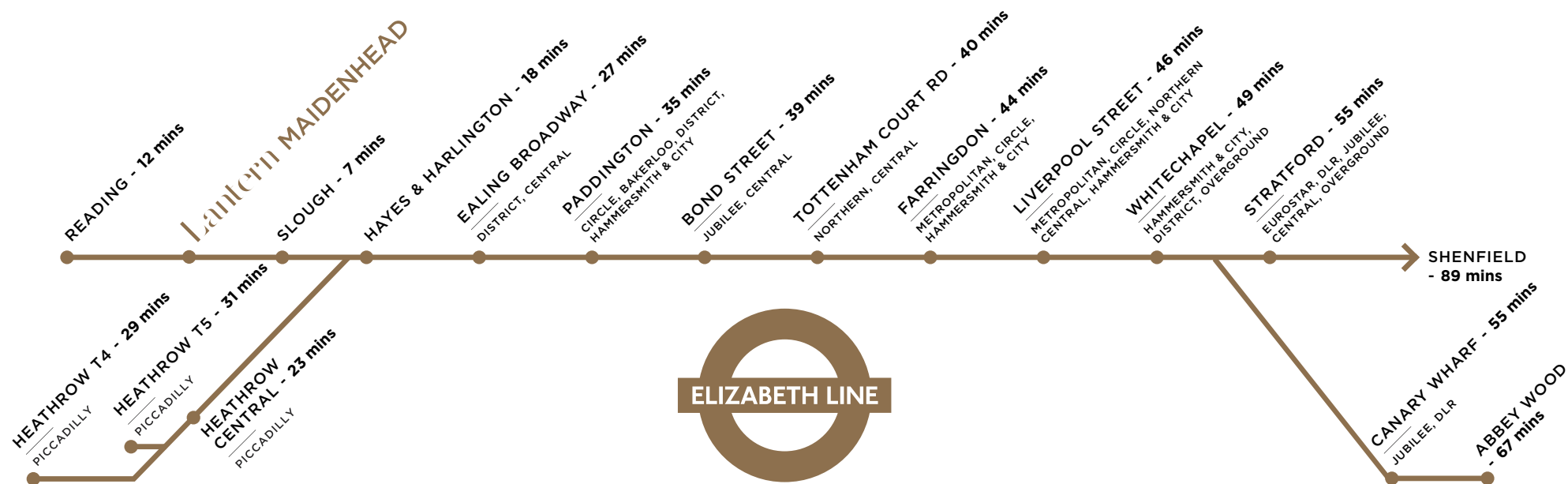
# Better Connected

**CONNECT YOUR BUSINESS TO SUPERFAST FIBRE  
WITHIN A WEEK AND TRANSPORT YOUR EMPLOYEES  
INTO CENTRAL LONDON WITHIN 40 MINUTES.**

Modern businesses don't have time to stand still. At Lantern we can offer immediate access to high speed internet connectivity options with cabling already in place and access to a range of data-centres and co-hosting options.

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: Crossrail





# 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 Nicholsons Shopping Centre sees exciting new retail and leisure opportunities coming to the town centre.



# Near You



## EAT

minutes walk

1 Bakedd Artisan Bakery	9
2 Saints Café and Deli	15
3 Starbucks	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
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 Magnet Leisure Centre	8
3 Odeon Cinema	6
4 Kidwells Park	1
5 Braywick Sports Ground	(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)





MARLOW

A308

GRINGER HILL

RAY MILL ROAD W

B4447

BLACKMOOR LANE

NORFOLK ROAD

MARLOW RD

ST LUKE'S RD

STRAND WATER

THE MOOR

A308

KIDWELLS PARK

ST-CLOUD WAY

SLOUGH →

THE CRESCENT

BRIDGE RD

BATH ROAD

A4

CASTLE HILL

WEST ST

HIGH STREET

FORLEASE RD

← READING

GRENELL RD

SUN LANE

WEST ST

BRIDGE AVE

SOUTH RD

GRENELL PARK

BROADWAY

YORK ROAD

SOUTH RD

FRASCATI WAY

QUEEN ST

MAIDENHEAD UNITED FC

MAIDENHEAD

BELL ST

RETAIL PARK

OLDFIELD RD

M4 J8/9

STAFFERTON WAY

MAIDENHEAD

Lantern

NICHOLSONS SHOPPING CENTRE



# Space to Shine

## BUILDING SPECIFICATION

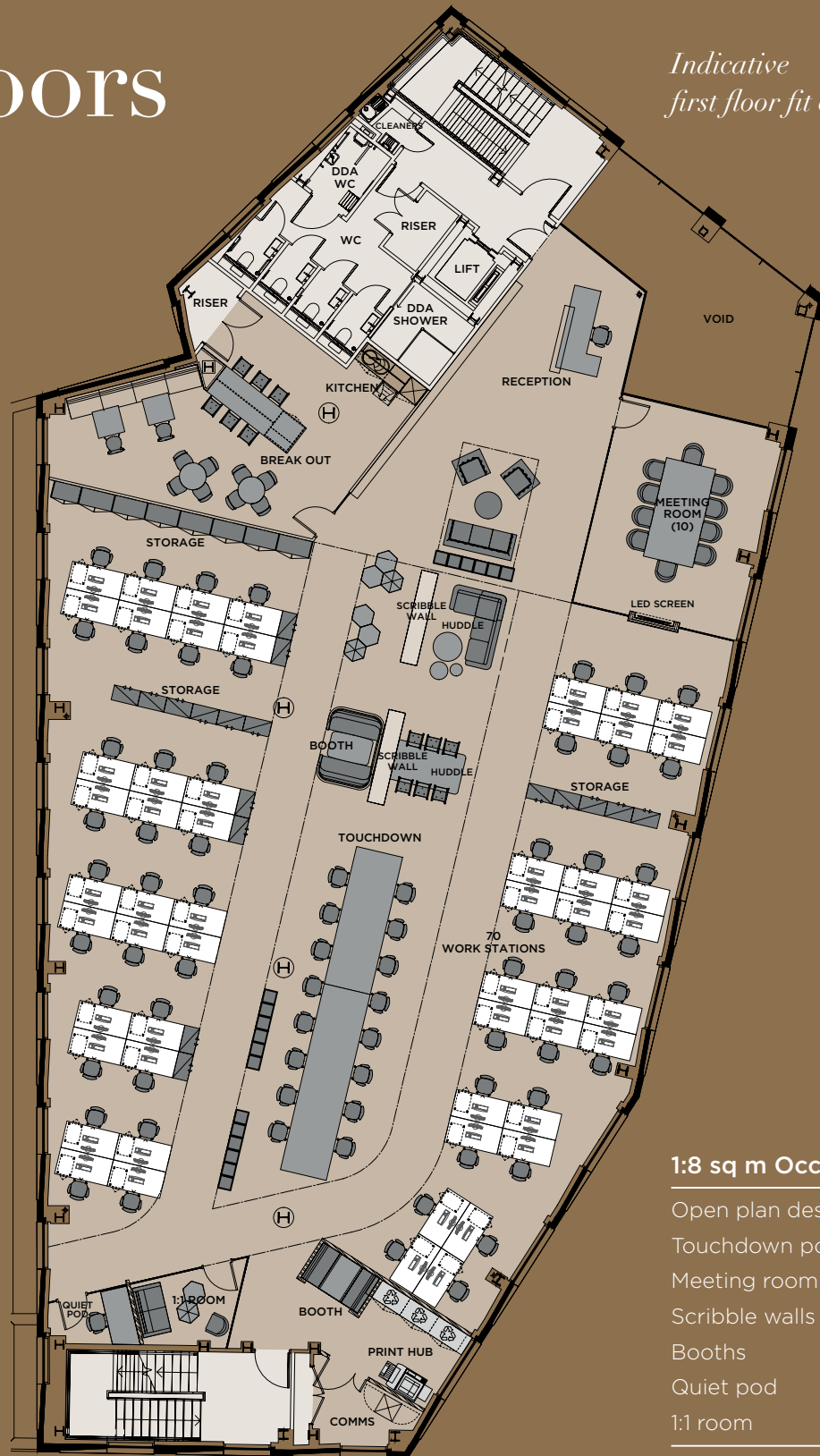
- Impressive double-height glazed reception
- State-of-the-art LED lighting with daylight sensors to reduce energy consumption
- Fully accessible raised floor with a minimum 120mm clear void
- Energy efficient VRF air conditioning system
- 1:8 sq m occupational density
- Metal-tiled suspended ceiling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





# Office Floors

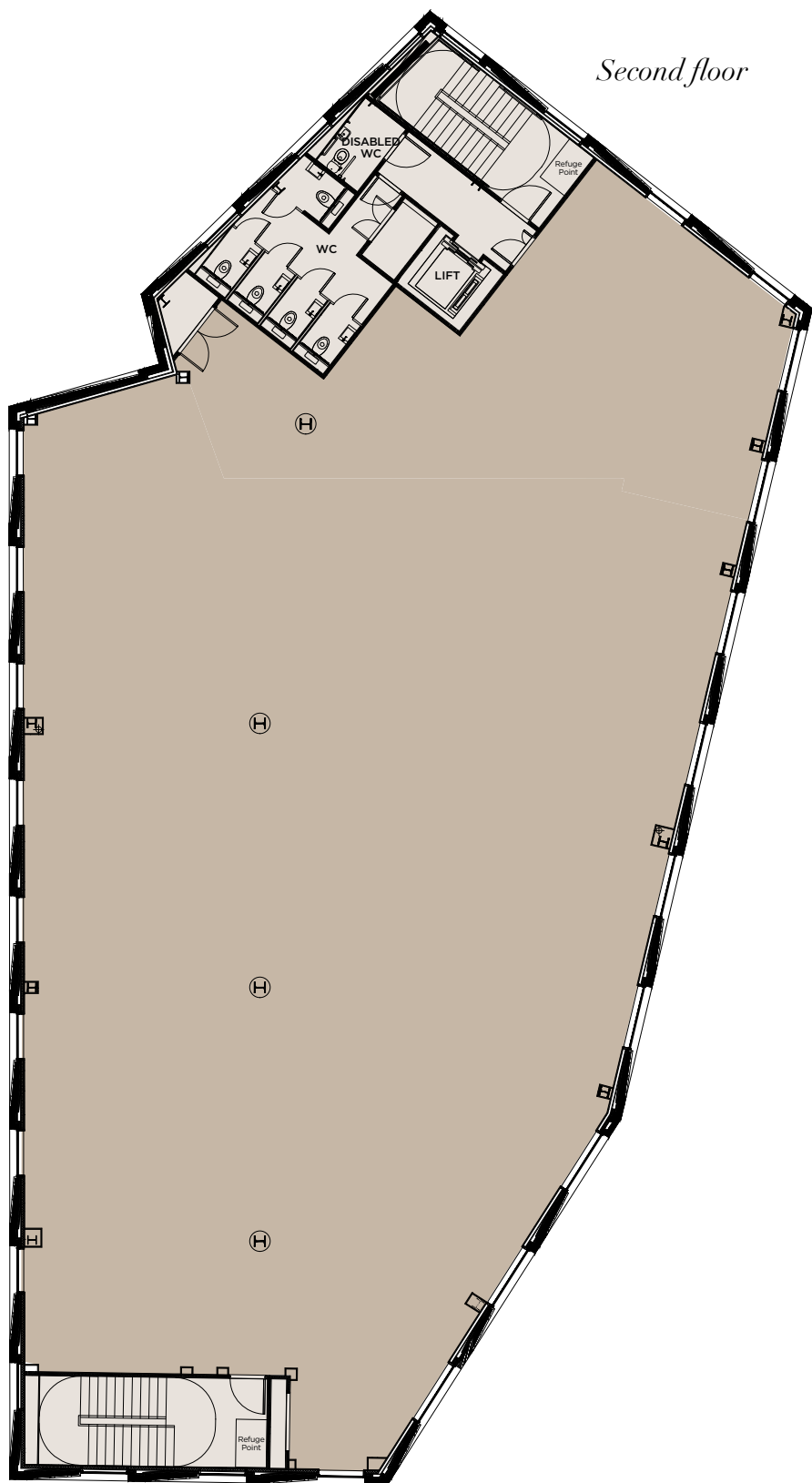
*Indicative  
first floor fit out*



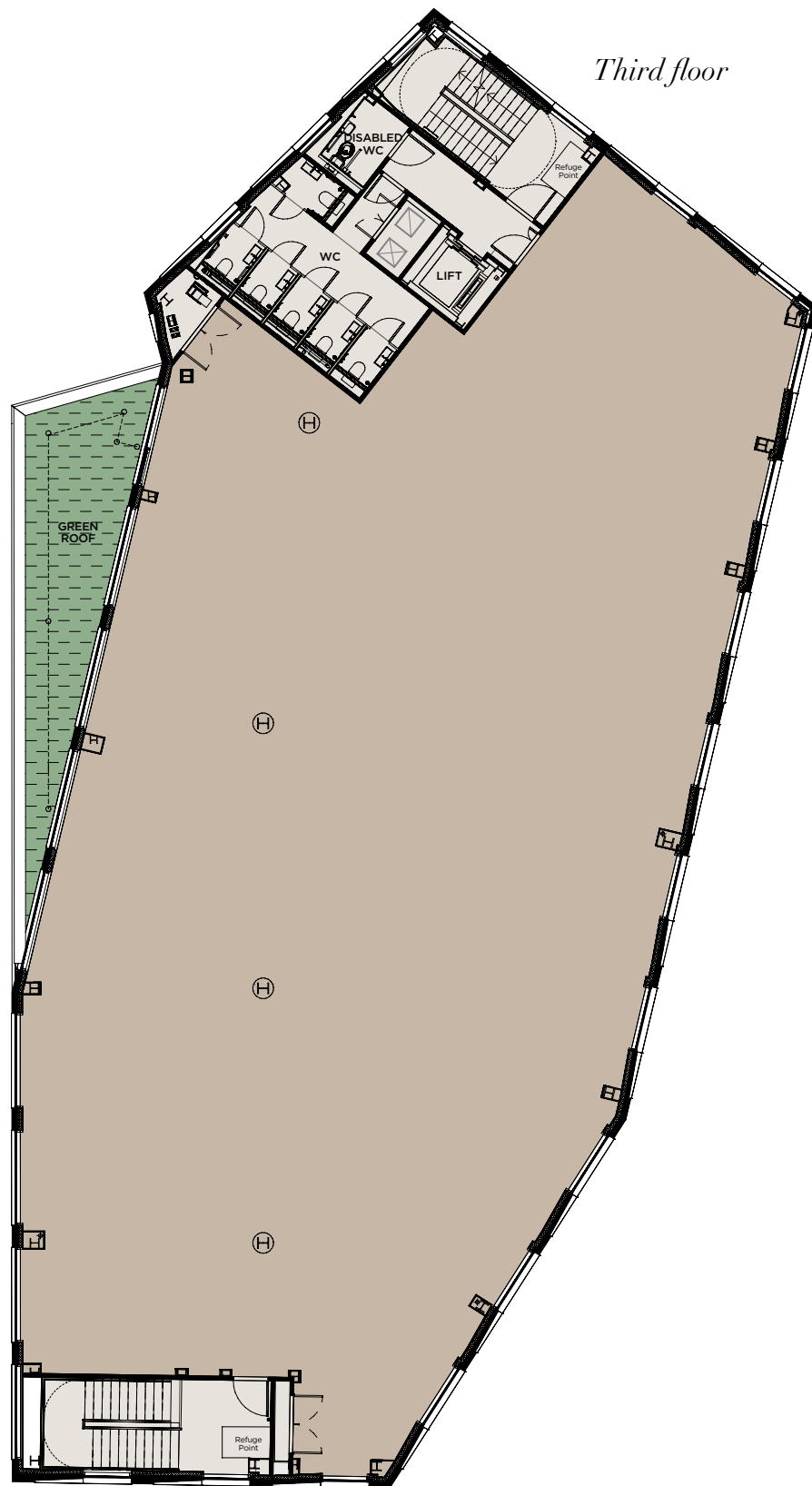
## 1:8 sq m Occupational Density

Open plan desking	54
Touchdown positions	16
Meeting room x 10 pers	1
Scribble walls	3
Booths	2
Quiet pod	1
1:1 room	1
<b>Total Desk Count</b>	<b>74</b>

*Second floor*



*Third floor*





# Accommodation

Floor	sq ft	sq m
Third	6,010	558.4
Second	6,397	594.3
First	6,031	560.3
Ground Reception	681	63.2
<b>Total</b>	<b>19,119</b>	<b>1,776.2</b>

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



CAR CHARGING







Lantern

MAIDENHEAD



# Switched on for Business

A Development by



BERWICK HILL  
PROPERTIES



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# Lantern

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