

75,000 SQ FT  
HQ OFFICE OPPORTUNITY

# Edge

MAIDENHEAD

34 - 38 MARKET STREET SL6 8AD

[EDGE-MAIDENHEAD.CO.UK](http://EDGE-MAIDENHEAD.CO.UK)



# Arriving Summer 2027

75,000 sq ft comprehensively repositioned Grade A office building.

# Where talent finds its edge, business finds its growth.

Edge offers a rare opportunity to secure a 75,000 sq ft comprehensively repositioned Grade A office building, perfectly suited to businesses seeking a high-quality headquarters in one of the South East's best connected towns.



# A new benchmark for Thames Valley offices.

The arrival experience at Edge has been repositioned to create a strong sense of identity from the moment you arrive.

The repositioned building includes a new reception fronting Market Street with full height glazing, that establishes a real presence at street level.



Inside, the reception is designed as a welcoming, multi-functional space rather than a traditional office lobby. The space features a mix of seating, collaboration areas and informal meeting points to support interaction, flexible working and everyday use.

# Arrive in style.



# *The Roof*

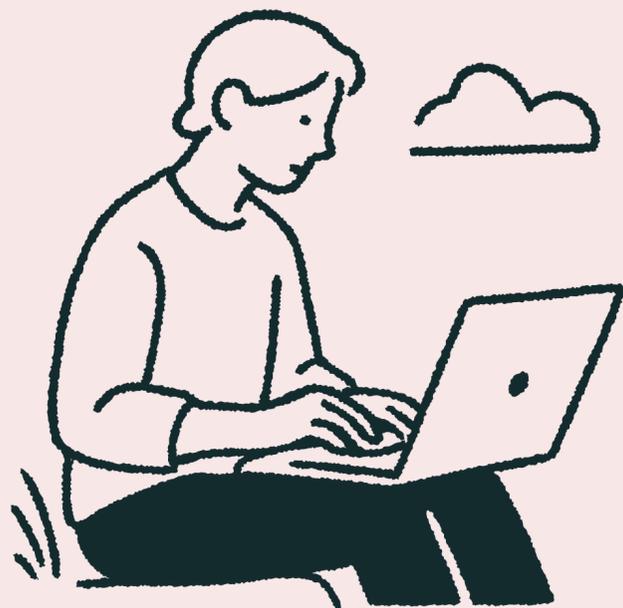
AT EDGE MAIDENHEAD

A multi-use space on the rooftop complete with bar and large external terrace.

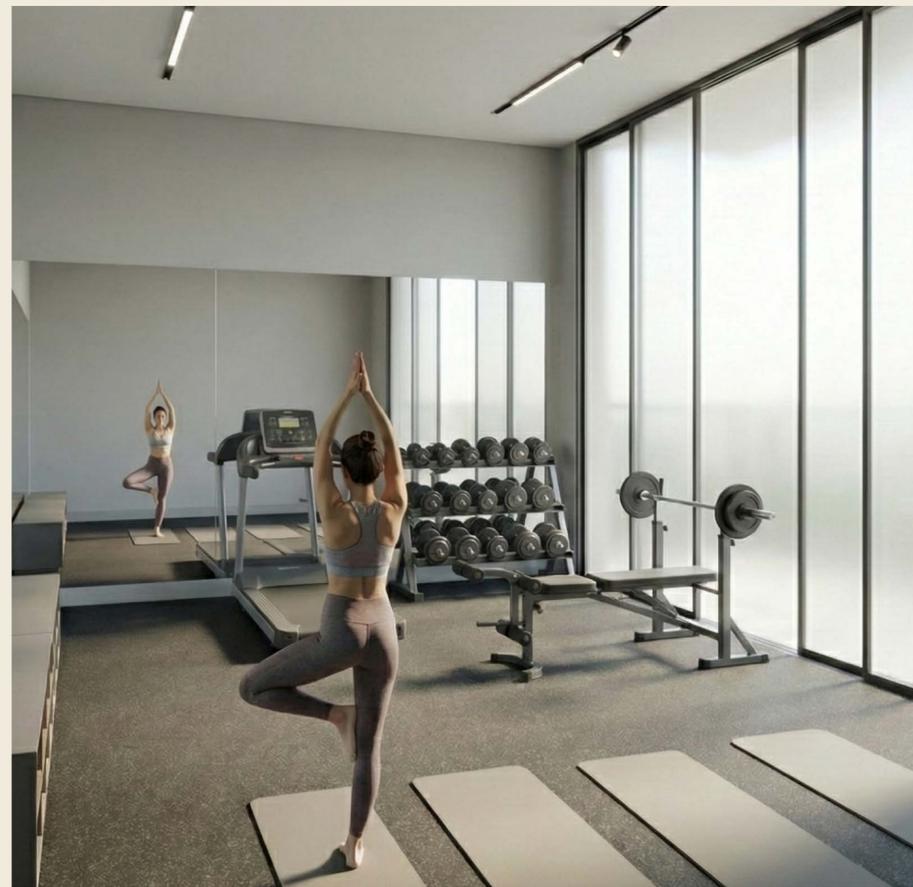
# *The Roof*

An exclusive rooftop destination at Edge.

A fully designed rooftop pavilion and terrace transforms the top of the building into an exciting shared space for hosting events, collaboration and social use.



*Lets meet on The Roof.*



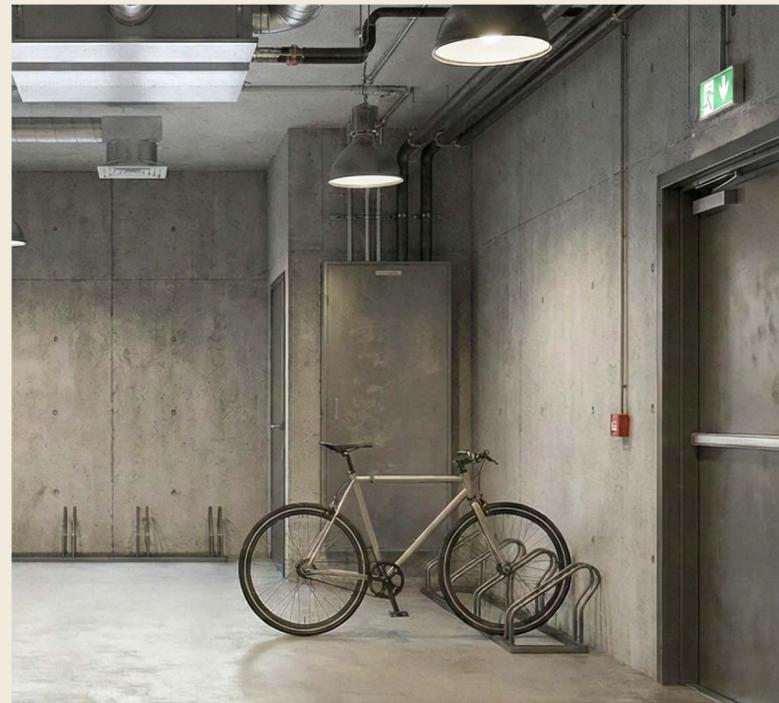
# Raising the bar on workplace wellbeing.

Integrating fitness, nature, and design for a healthier workforce.

Wellbeing has been embedded into the refurbishment of Edge, ensuring the building supports both physical and mental health throughout the working day.

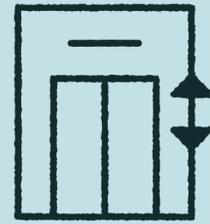
An on-site fitness studio provides a dedicated space to reset and recharge, complemented by high-quality end of journey facilities that encourage active travel and movement.

Extensive planting throughout the building softens the architecture, improves the internal environment and strengthens the connection to nature—enhancing comfort, focus and wellbeing for occupants.

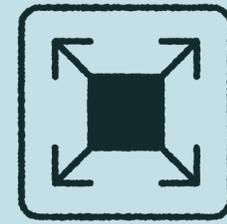


# A headquarters that works harder.

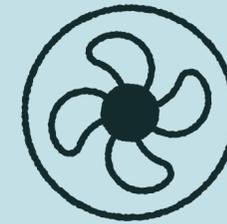
Designed with modern occupiers in mind, Edge delivers the space, amenity and quality that large organisations need without the compromises often found in town centre buildings.



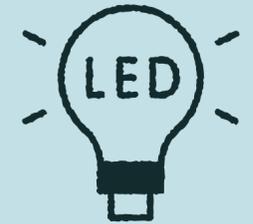
Fully repositioned building including a new reception, central core & roof top amenity.



Large open floor plate of 19,800 sq ft.



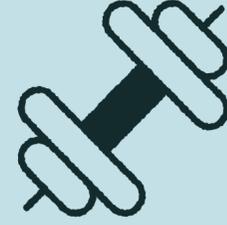
New energy efficient mechanical ventilation system.



LED lighting.



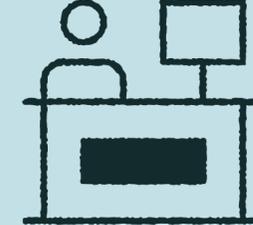
External roof terrace & pergola and third floor external terrace.



Wellbeing area & fitness studio.



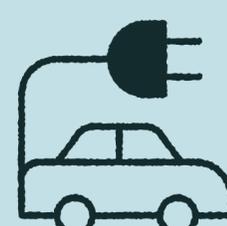
Outstanding end of journey shower and changing facilities.



Seating in a statement reception area.



Only an eight minute walk from Maidenhead station.



Exceptional town centre car parking\* ratio of 1:465 sq ft.



Targeting BREEAM Excellent & EPC A.



Cycle store (50 bike spaces and 50 lockers) and cycle repair station.

\*More spaces available in the Hines Meadow car park by way of a separate agreement.

# A highly sustainable repositioning.

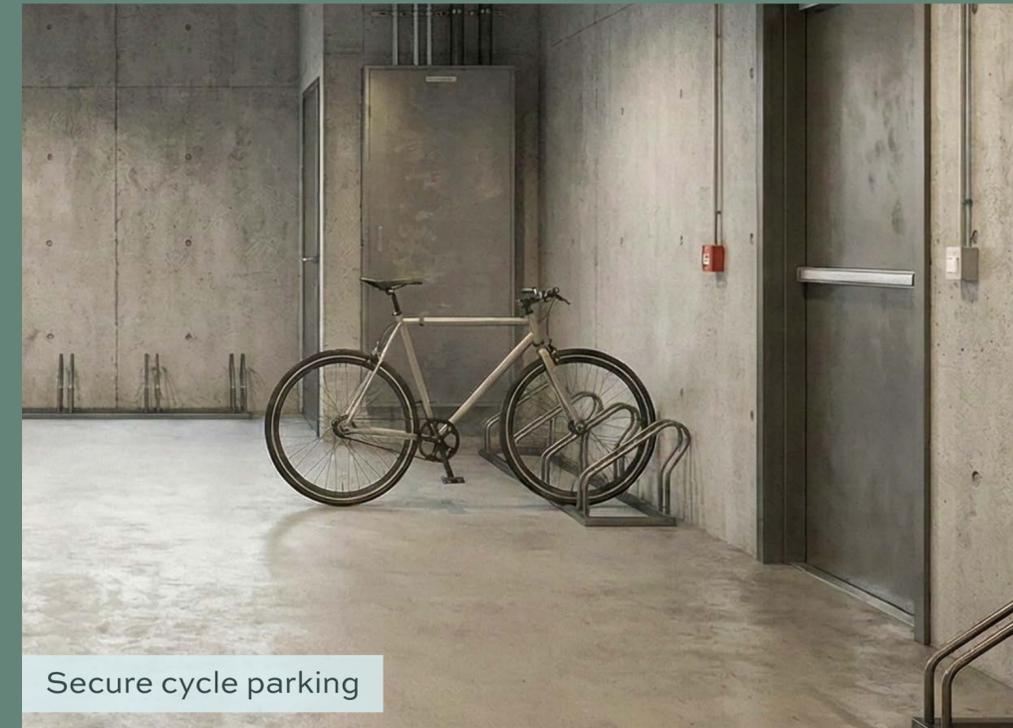
Conscious construction: refurbished not demolished.

Sustainability at Edge begins with the decision to refurbish rather than demolish, significantly reducing environmental impact while delivering a modern, high-performance workplace.

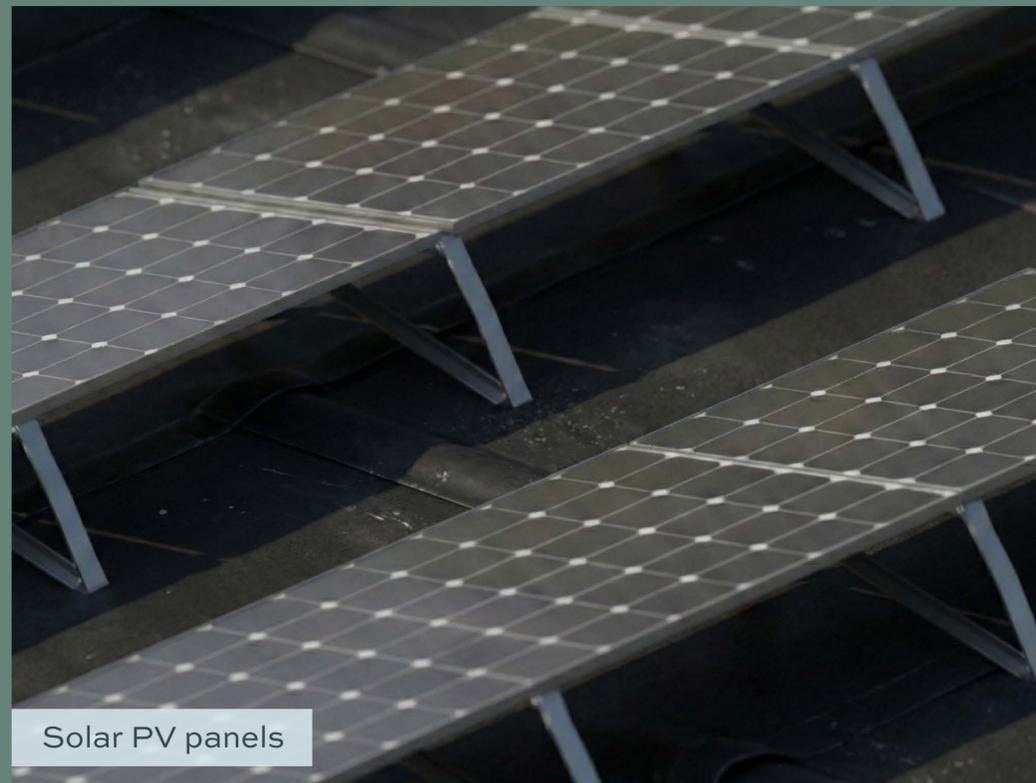
Edge also operates efficiently as a fully electric building, optimised by rooftop PV solar panels and smart LED lighting. The building is targeting BREEAM Excellent & EPC A.



Extensive planting



Secure cycle parking



Solar PV panels



LED lighting



The largest floor plate on offer in  
Maidenhead of 19,800 sq ft.

# A truly modern office.

Edge benefits from having expansive, flexible floorplates. A true rarity in the Maidenhead area. Eliminate 'elevator disconnect' by bringing entire workforce teams onto a single floor.

Floor	Internal Sq Ft	Internal Sq M	External Sq Ft	External Sq M
Fourth	1,905	177	2,831	263
Third	19,138	1,778	581	54
Second	19,892	1,848	-	-
First	19,806	1,840	-	-
Ground	14,617	1,358	-	-
<b>Total</b>	<b>75,358</b>	<b>6,858</b>	<b>3,412</b>	<b>317</b>

## The Roof



External roof terrace & pergola

Third floor external terrace

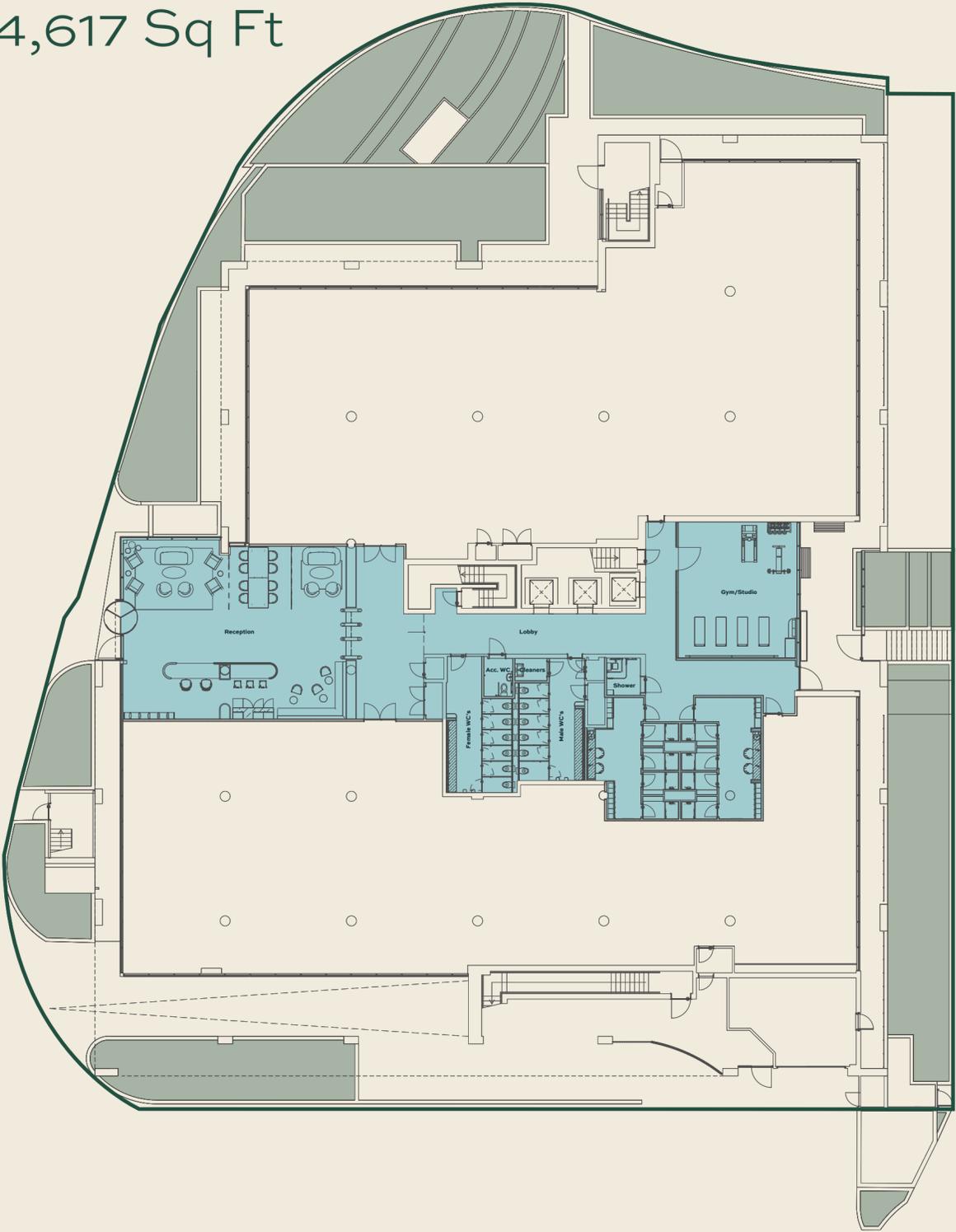
Extensive planting to external ground floor

Main reception new entrance

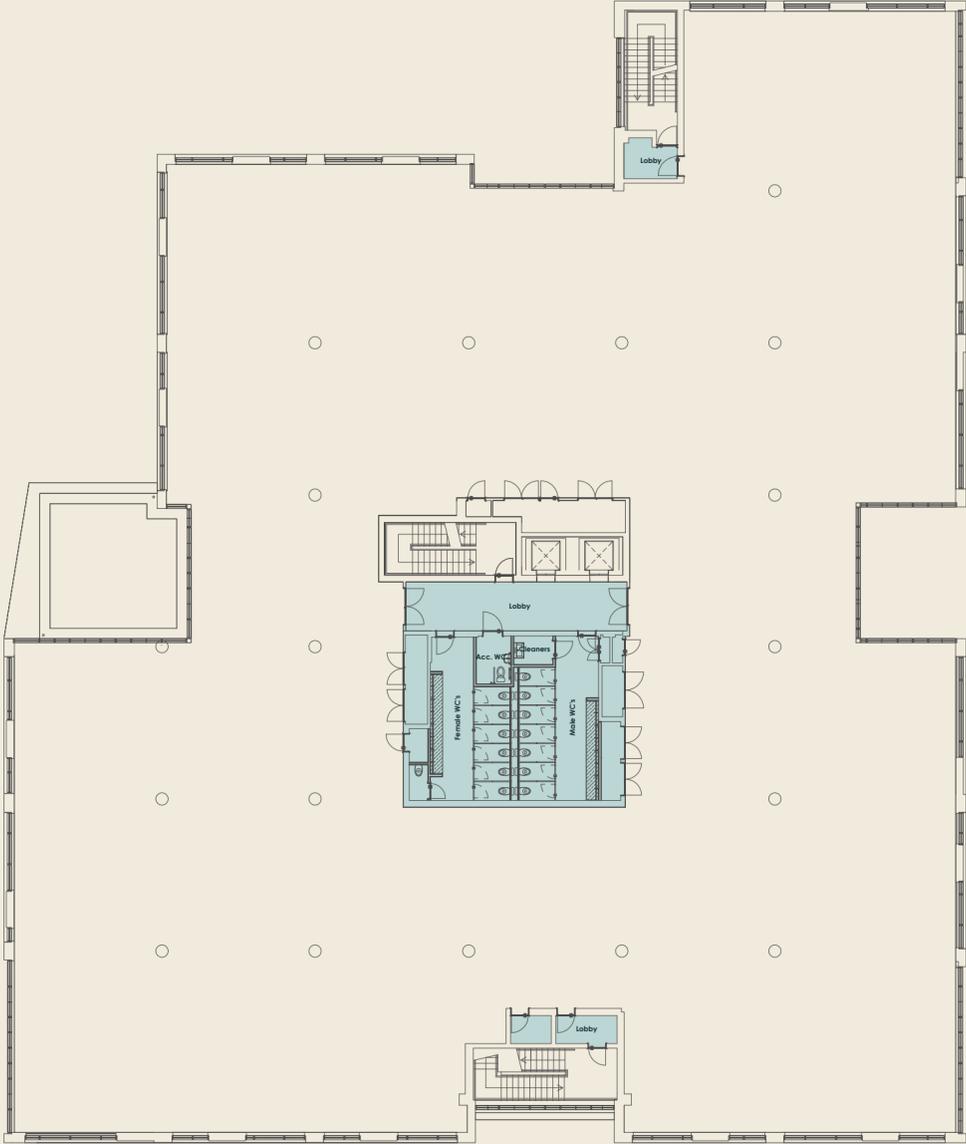
Underground carpark entrance

MARKET STREET

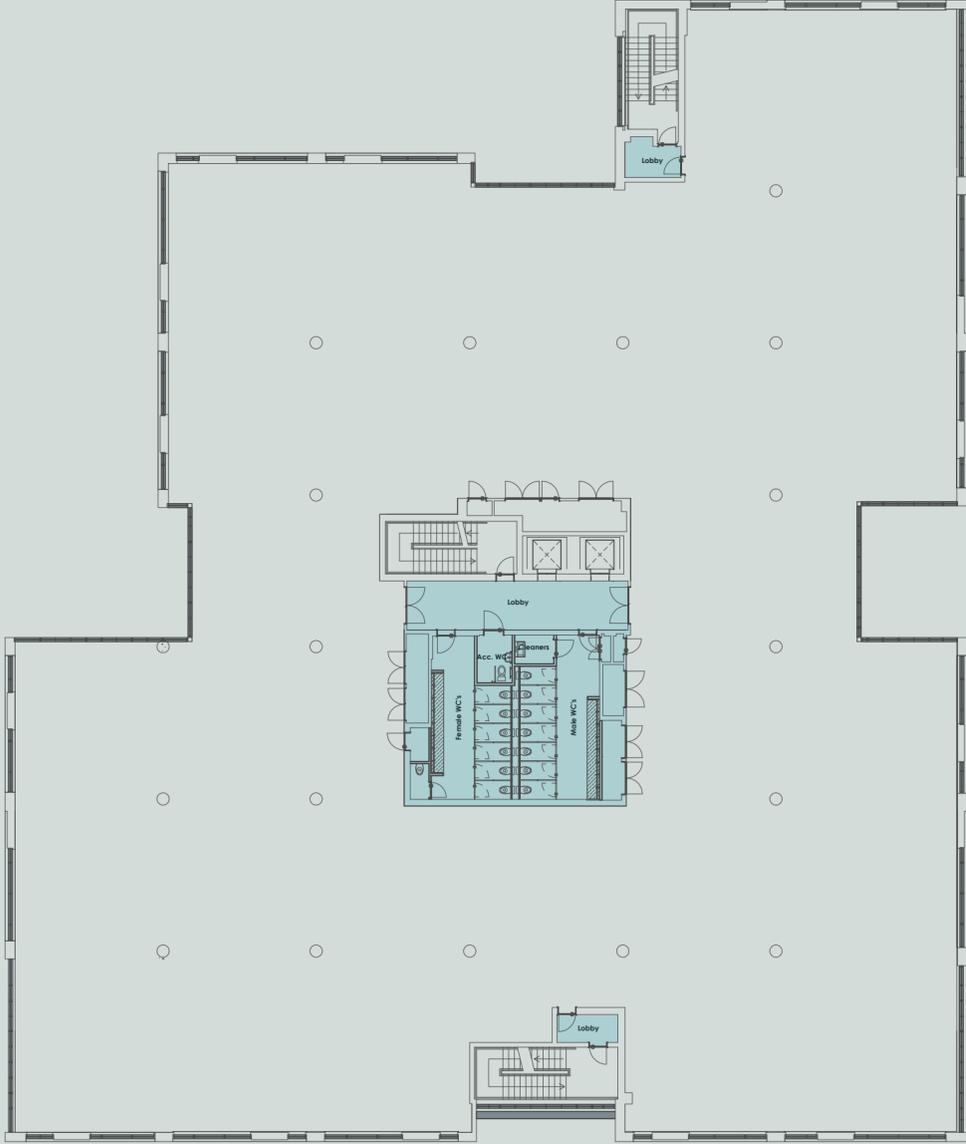
Ground floor  
14,617 Sq Ft



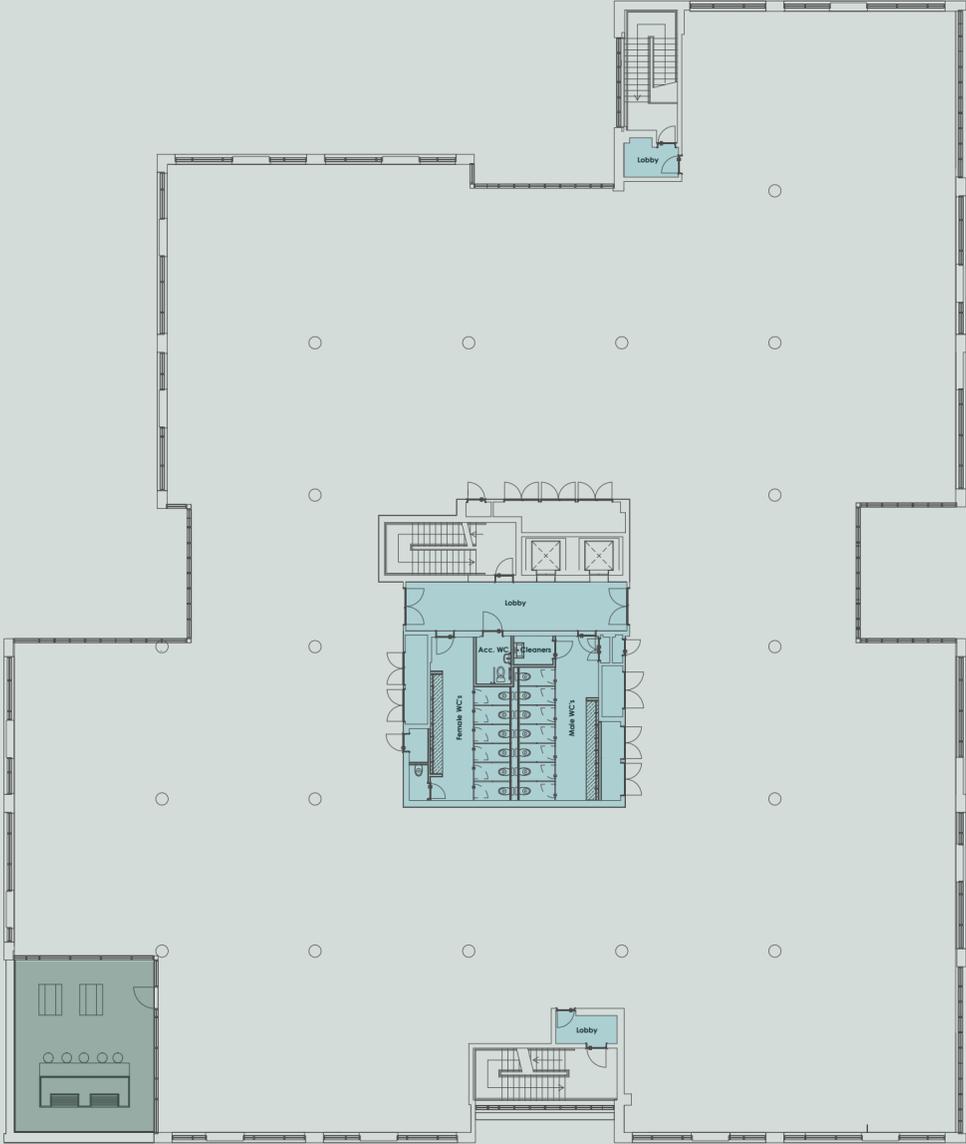
First floor  
19,806 Sq Ft



Second floor  
19,892 Sq Ft



Third floor  
19,138 Sq Ft

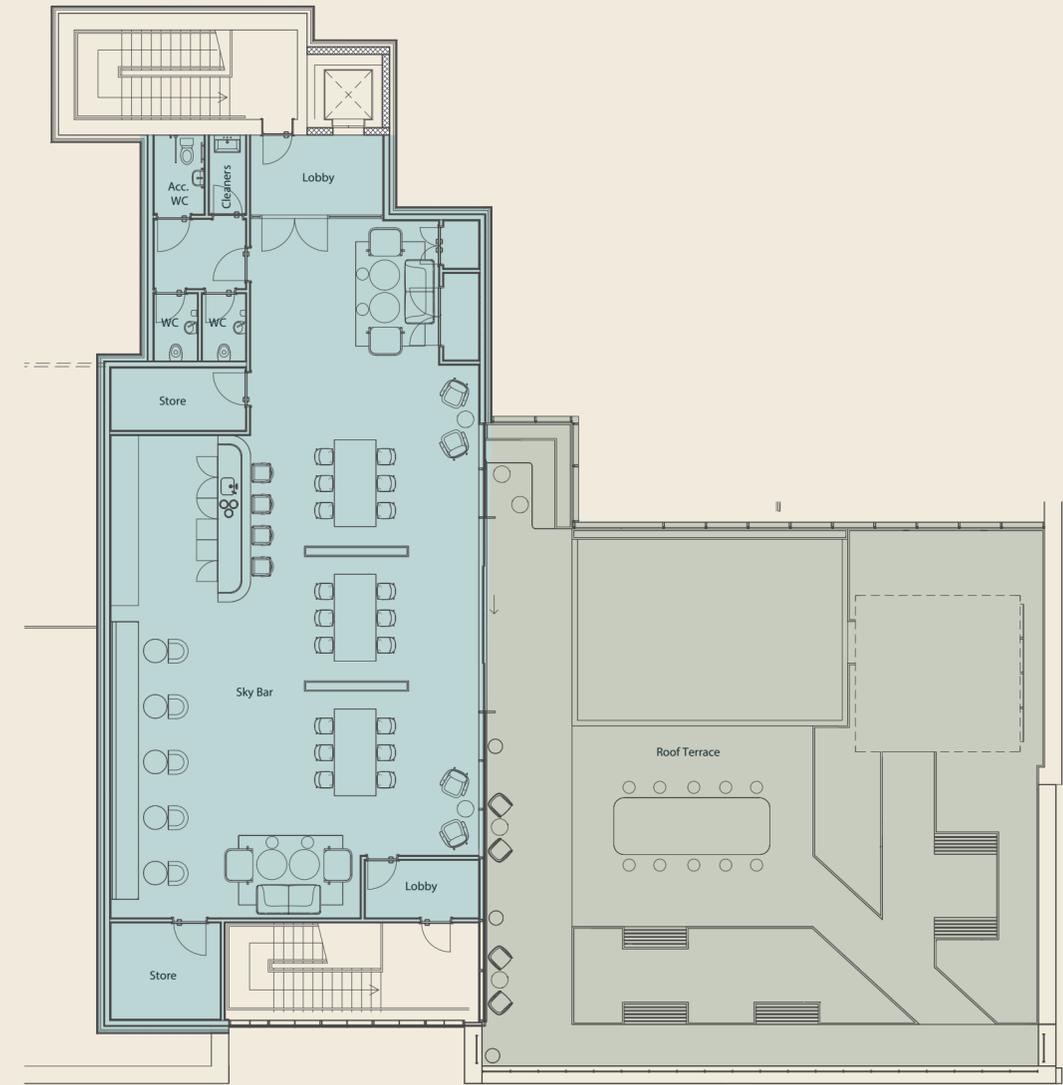




Best in Class  
Grade A workspace.



## *The Roof* (Fourth floor)

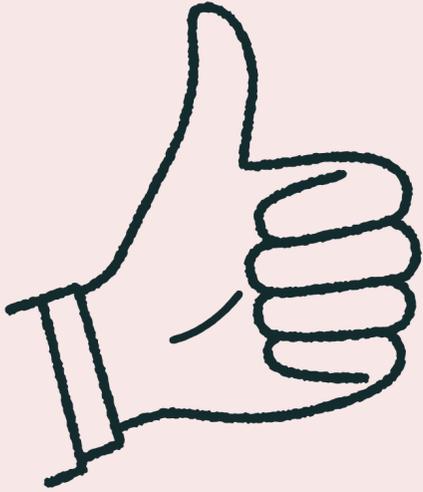


**INTERNAL**  
1,905 Sq Ft

**EXTERNAL**  
2,831 Sq Ft

# Something for everyone.

Edge is perfectly placed for the town's amenities, combining the convenience of high street retailers with a rich variety of food outlets and riverside dining options all within easy walking distance.



Maidenhead is undergoing significant regeneration with 4,000 new homes expected by 2033 along with 4,000+ permanent jobs.

Fast access to the station, the town centre and parks.

### Food & Drink

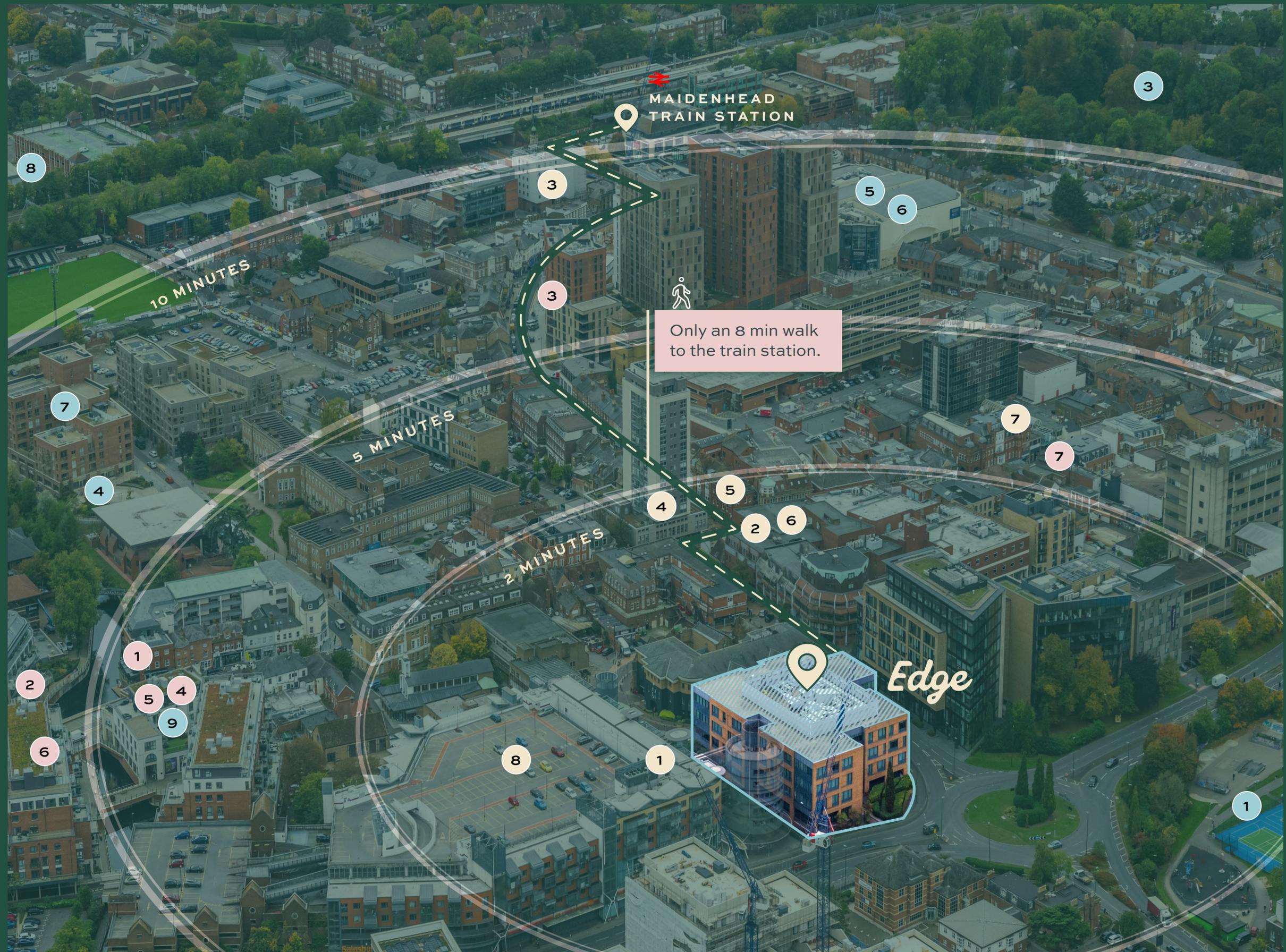
1. Bakedd
2. Coppa Club
3. Pret a Manger
4. Sauce & Flour
5. Bardo Lounge
6. Cocoba
7. Costa Coffee

### Parks & Leisure

1. Kidwells Park & Tennis Courts
2. Maidenhead Football Club
3. Grenfell Park
4. Amphitheatre
5. David Lloyd
6. Odeon
7. Anytime Fitness
8. Pure Gym
9. F45

### Good to know

1. Sainsburys Superstore
2. Boots
3. Travelodge
4. Santander
5. Lloyds
6. Marks & Spencer
7. Nicholson's Shopping Centre
8. Hines Meadow car park



# Just two miles from the M4.

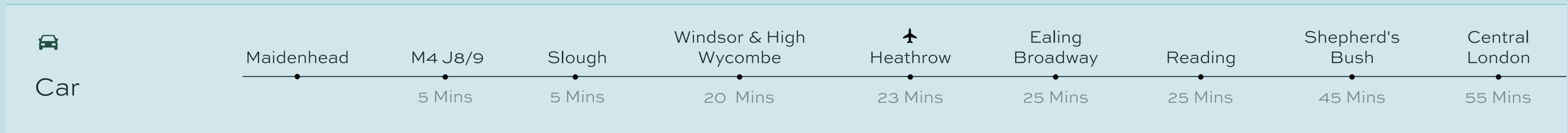
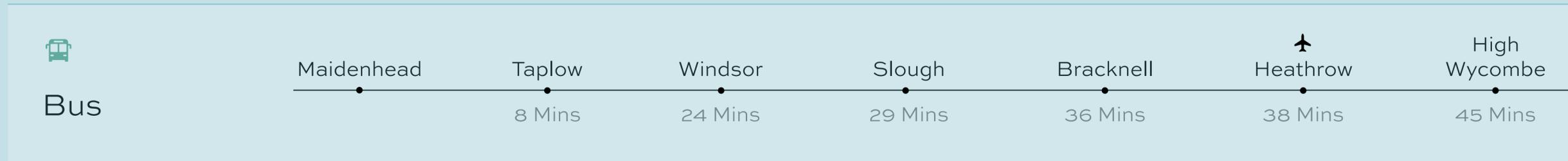
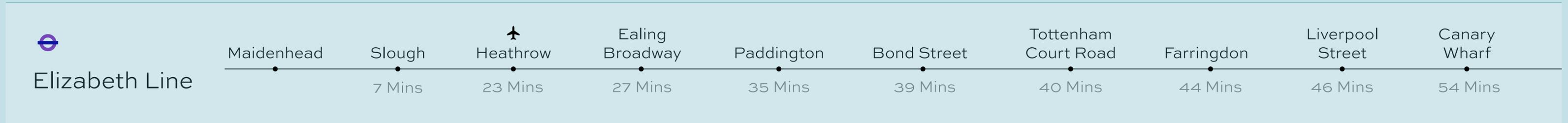
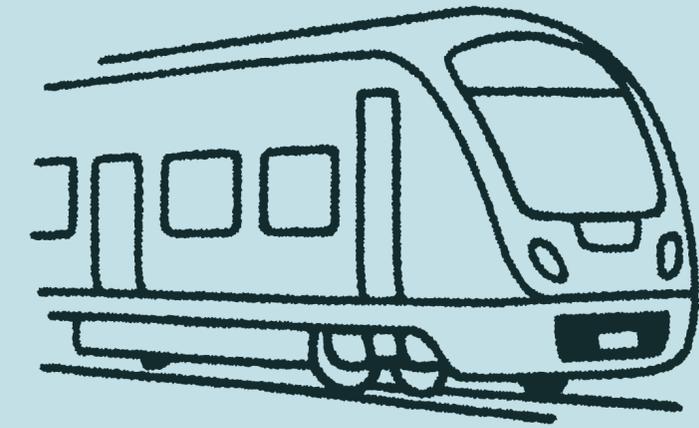
Connect regionally, nationally and internationally.

Situated in the heart of Maidenhead town centre, Edge benefits from immediate access to the A308 and A4 (Bath Road), the area's primary arterial routes. For broader connectivity, the building is strategically positioned just two miles from Junction 8/9 of the M4. This provides rapid links to London, Heathrow, and Reading, along with seamless access to the M40 via the A404(M) bypass.

M4 (Junction 8/9)	5 mins
Slough	5 mins
M25 (Junction 15)	15 mins
Heathrow Airport	20 mins
Reading	25 mins
Oxford	45 mins
Central London	55 mins



# Maidenhead to Paddington in under 20 mins.



*Edge*

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Let's talk.

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**RPG:**

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