MyWorkSpot

12+ PERSON OFFICE AVAILABILITY



AT MYWORKSPOT PROXIMA MAIDENHEAD

Welcome TO MYWORKSPOT

MyWorkSpot opened in Maidenhead, Berkshire back in 2017 as a flexible office and coworking hub that would provide local businesses with a workspace to help enrich work life and better balance real life.

Today our growing network of office locations provides private offices, coworking, meeting rooms and event space for companies of all sizes. Every centre is:

FLEXIBLE

Resident and membership options that allow you to scale or flex as your business needs to change.

INSPIRING

A modern professional environment at which you will love to work and bring your clients.

CONNECTING

A digitally and physically connected business community.

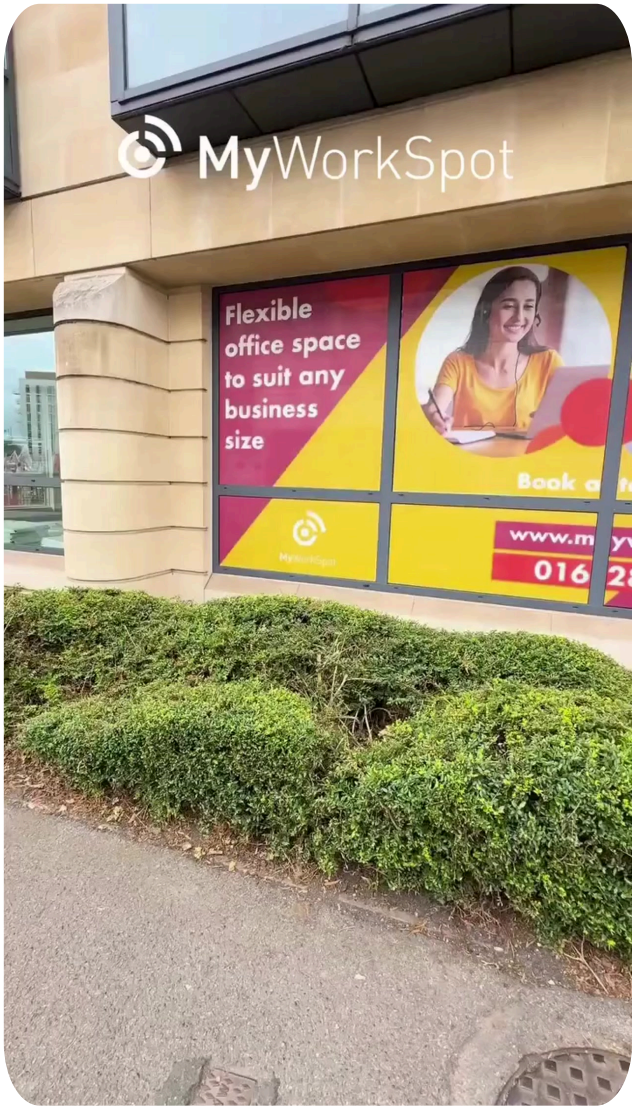
CLOSER TO HOME

Time saved on commuting is now time spent on yourself or your family

OUR GUARANTEE

Whether you are a start-up business with plans to scale, an established business seeking a full-time home, a freelancer looking for a ready-made community, or a corporate employee looking for the ideal location away from HQ; every MyWorkspot location must be a great place to work and an epicentre for business growth.

Our guarantee is that once you join MyWorkspot, you will make meaningful business and personal connections.



Proxima Maidenhead

Proxima is a newly refurbished 27,500 sq ft modern Grade A building located by Maidenhead Rail station (Elizabeth line), and a short walk from Maidenhead town centre.

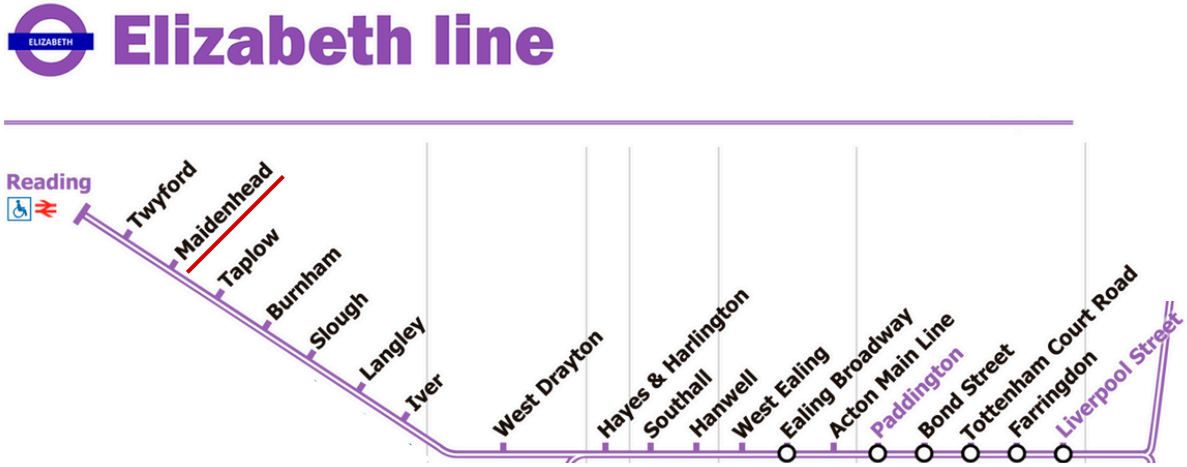


Located by the forecourt of Maidenhead rail station, Proxima offers direct access to London and Reading via rail and Crossrail services, as well as super convenient road access to the M4 and Heathrow Airport. (Just 1.5 miles away)

MyWorkSpot @ Proxima features 19,000 square feet of inspiring modern flexible workspace, including private offices, coworking options, meeting rooms and shared break-out zones on the ground floor, and two floors of dedicated private office suites for larger teams.

Proxima House
1 Grenfell Road, Maidenhead
Berkshire, SL6 1HN





Your OPTIONS

The following options are available on the first floor at Proxima. The suites have access to a shared breakout area with kitchen facilities.

Suite 1.1 (Available Jan 2025)

- Up to 30 desks - 1,420 square foot
- 6-person private meeting room
- 8 on-site car parking licenses
- 30 hours per month for meeting rooms
- 30 hours per month for private booth bookings

- **£12,500 per month excluding VAT**

Suite 1.2 (Available Jan 2025)

- Up to 43 desks - 2,045 square foot
- 8-person private meeting room
- 10 on-site car parking licenses
- 43 hours per month for meeting rooms
- 30 hours per month for private booth bookings

- **£18,000 per month excluding VAT**











The following options are available on the second floor at Proxima. These suites also have access to a shared breakout area with kitchen facilities.

Suite 2.1

- Up to 43 desks - 2,050 square foot
- 8-person private meeting room
- 10 on-site car parking licenses
- 43 hours per month for shared meeting rooms
- 30 hours per month for private booth bookings

- **£18,000 per month excluding VAT**

Suite 2.2

- Up to 16 desks - 590 square foot
- 4 on-site car parking licenses
- 16 hours per month for shared meeting rooms
- 30 hours per month for private booth bookings

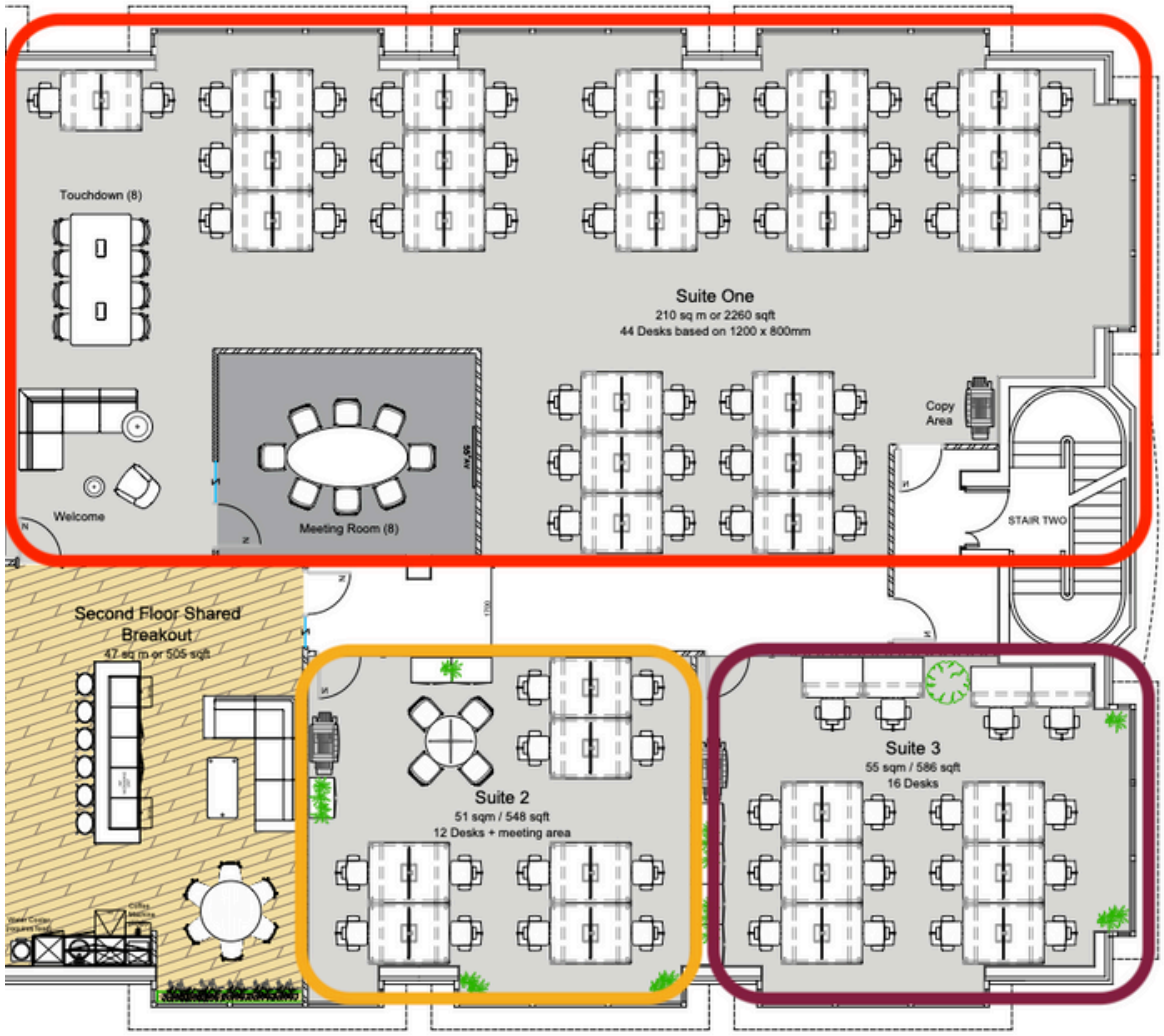
- **£6,000 per month excluding VAT**

Suite 2.3

- Up to 12 desks - 550 square foot
- 3 on-site car parking licenses
- 12 hours per month for shared meeting rooms
- 30 hours per month for private booth bookings

- **£5,000 per month excluding VAT**

Suite 2.1

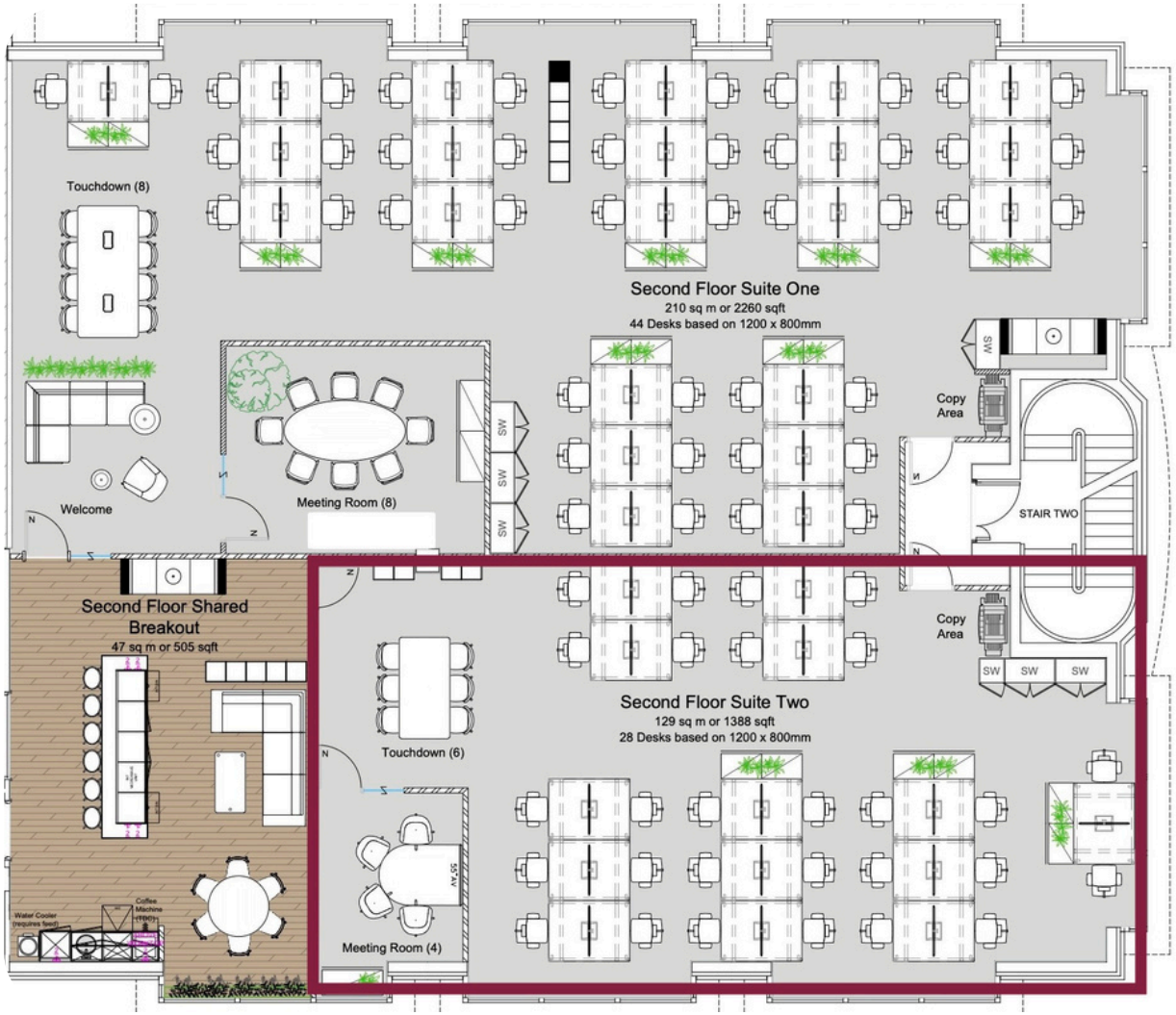


Suite 2.2 **Suite 2.3**

Suite 2.2 + 2.3

- Up to 28 desks - 1,388 square foot
- 8-person private meeting room
- 7 on-site car parking licenses
- 28 hours per month for shared meeting rooms
- 30 hours per month for private booth bookings

- **£11,560 per month excluding VAT**



Suite 2.2 + 2.3









Suite Comparison

	First Floor Suite 1	First Floor Suite 2	Second Floor Suite 1	Second Floor Suite 2	Second Floor Suite 3	Second Floor Suite 2 + 3
Size	• Up to 30 desks • 1,420 square foot • 6-person private meeting room • 30 hours per month for shared meeting rooms • 30 hours per month for private booth bookings	• Up to 43 desks • 2,045 square foot • 8-person private meeting room • 43 hours per month for shared meeting rooms • 30 hours per month for private booth bookings	• Up to 43 desks • 2,045 square foot • 8-person private meeting room • 43 hours per month for shared meeting rooms • 30 hours per month for private booth bookings	• Up to 16 desks • 590 square foot • 16 hours per month for shared meeting rooms • 30 hours per month for private booth bookings	• Up to 12 desks • 550 square foot • 12 hours per month for shared meeting rooms • 30 hours per month for private booth bookings	• Up to 28 desks • 1,388 square foot • 28 hours per month for shared meeting rooms • 30 hours per month for private booth bookings
Parking Licenses	8	10	10	4	3	7
IT	Dedicated Gigabit Fibre Internet Access as per IT requirements slide					
Costs	**• £12,500 + VAT per month**	**• £18,000 + VAT per month**	**• £18,000 + VAT per month**	**• £6,000 + VAT per month**	**• £5,000 + VAT per month**	**• £11,560 + VAT per month**
	• 24 month licence then 3 months rolling • 3 month deposit (no VAT) to secure • Payment terms - monthly in advance					

Inclusive BENEFITS

- Start-up costs - no expensive fit-out or legal fees
- Rent
- Business rates
- Service charge (facilities management, maintenance & security)
- On site parking options
- Utilities
- High Speed Wifi and connected internet (see IT slide)
- Furniture (standard desks and chairs in private offices). Optional POA extras available e.g storage
- Inspiring ground floor break-out and collaboration space for your team
- SmartPhone App for resource booking and secure office access
- Cleaning
- Front of house postal and guest welcoming services
- Unlimited tea, coffee and water
- Social and networking events
- End of licence – no dilapidation obligations other than damage or removal of branding etc.

The only additional costs may come from additional requests such as extra parking, meeting room credits, bespoke furniture or additional IT requests.







Your OPTIONS

IT Requirements

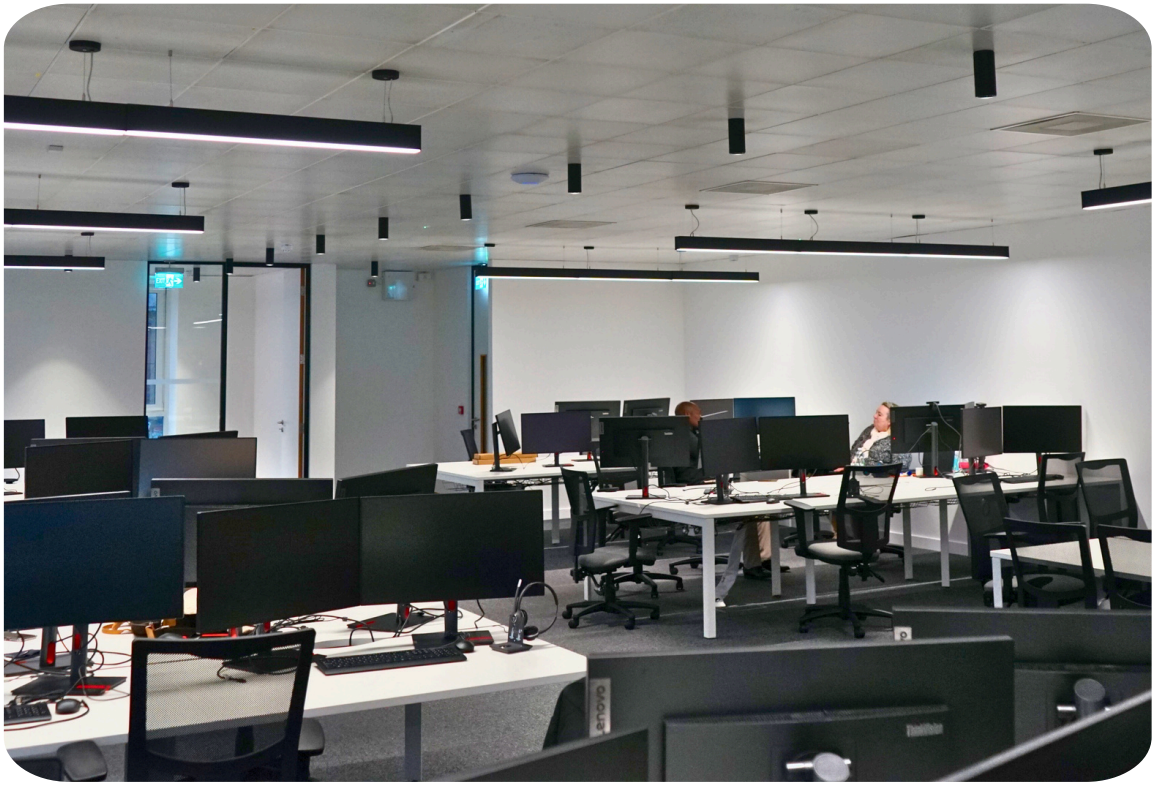
The following IT features are included in any MyWorkSpot licence agreement.

Included:

- Dedicated Gigabit Fibre Internet Access
- High-Availability managed firewalls
- Resilient 10Gb Local Area Network
- Wireless Network Access (optional dedicated SSID)
- Dedicated VLAN
- Fully managed and monitored network

Optional (POA)

- Static Public IP address
- Additional bandwidth
- Microsoft Services
- Server Hosting
- Cyber Security
- Voice Services (VoIP, Number allocation, mobile)



Communal SPACE

GROUND FLOOR

Also available as part of the licence is 3,500 square ft of inspiring ground floor break-out, meeting and event space. Whether you want an informal catch-up over coffee with a colleague, a private conversation in a call pod, a video conference in our hi-tech meeting rooms, or to chill outside in our communal garden, MyWorkspot has you covered!






Fridge


1
2
3
MyWorkSpot


MYWORKSPOT
MAIDENHEAD


MYWOR

Compare THE REAL COSTS

New to flexible office and coworking spaces? We don't deal in £psf, agree a rent and hand over the keys; we deliver an all-in -one hands-on service that means we take care of everything in the office to allow you to concentrate on growing your business.

Our fully managed service not only saves you time and resources, but we can save you money as well.

So you need 1,500 sq ft and debating whether to lease your own space? Sure you can, but by the time you find your perfect location, agree legals, design and fit-out your new space, you have spent £X,000's and not evened moved in yet!

At MyWorkSpot, simply choose your office and move in. While in residence, the MyWorkSpot offering is truly an all-in-one cost with no hidden fees and the ability to scale when you need, so you're not paying for empty space that you might need in in the future. Oh and when (if!) you leave MyWorkSpot there is no office dilapidation costs like a traditional lease, where you're once again spending £X,000's just to leave!

Our infographic on the next page breaks this down for you...



Compare THE REAL COSTS

MyWorkSpot

PRIVATE OFFICE LICENCE,
ALL INCLUDED

ILLUSTRATIVE YEAR 1 TOTAL £100,000 =
35% saving on a traditional lease and related office costs

TRADITIONAL LEASE

COMPARABLE YEAR 1 TOTAL £154,000



Fit-out / furnture

Rent

Business rates

WIFI

Facilities management, maintenance & security

Tech

Tea & coffee

Cleaning

Receptionist

Events / networking

Next STEPS...

Thank you for your interest in MyWorkSpot.

If you have any questions about the suites in this document, or would like to discuss alternative options, please do not hesitate to get in touch. We be delighted to offer an in-person tour of the premises.

YOUR DIRECT CONTACT

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