



3,060 sq ft (284.28 sq m)  
Ground floor suite under  
refurbishment  
Available September 2024

Maidenhead SL6 1BU





# Grade A office building in an unbeatable town centre location.

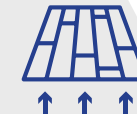
6 Bell Street is a modern, self-contained office building of Grade A accommodation over three floors.



EPC  
B-(37)



FRESH AIR  
COOLING SYSTEM



RAISED  
FLOORS



SHOWER ROOM  
(GROUND FL.)



DISABLED WC  
(GROUND FL.)



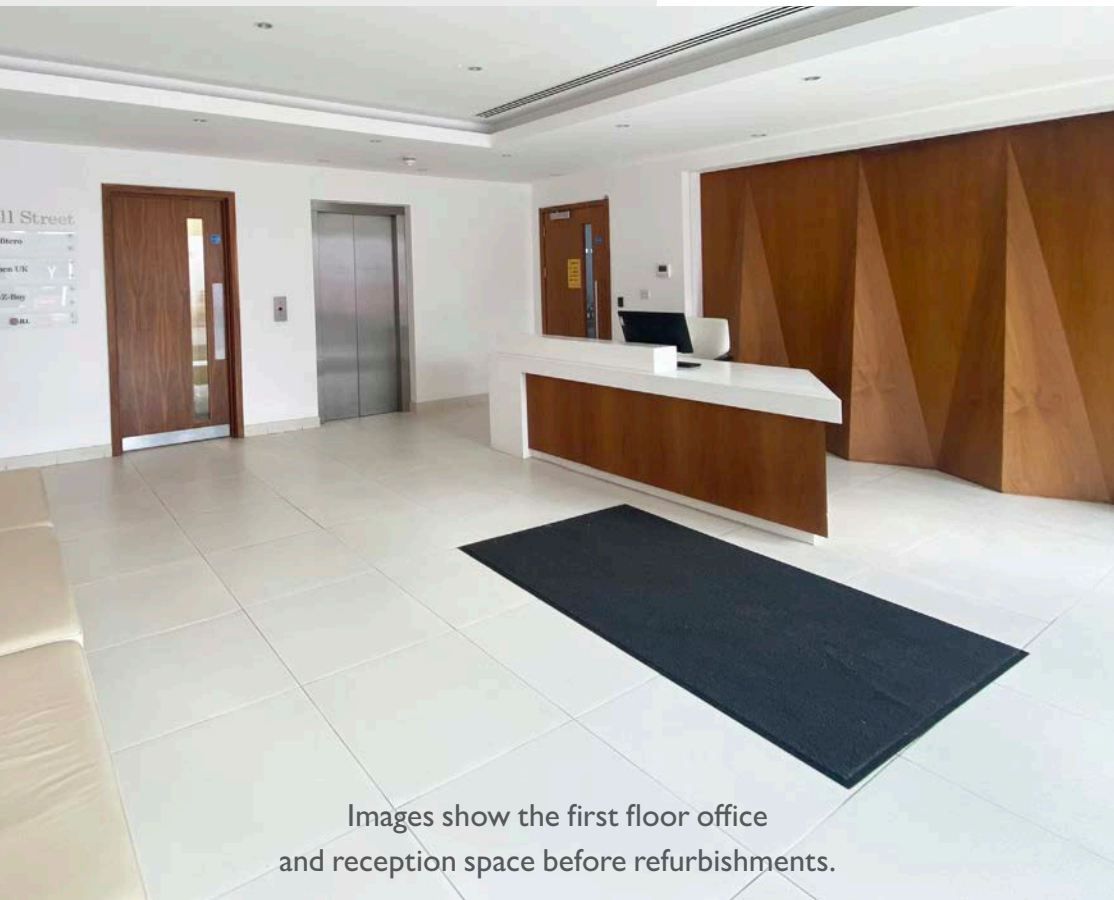
4 EV CHARGING  
POINTS



14 CAR  
PARKING SPACES



CYCLE  
RACK



Images show the first floor office  
and reception space before refurbishments.



# Accommodation

Ground floor suite  
under refurbishment

3,060 sq ft (284.28 sq m)

## ESG

EPC B

Fully electric building

92% renewable electricity

EV charging points

LED lighting

Cycle storage

Shower room



Ground floor plan  
3,060 sq ft (284.28 sq m)

For indicative purposes only. Not to scale.





# Close to station

6 Bell Street is centrally located in Maidenhead town centre opposite the train station. There is a wealth of shops, cafés, restaurants and hotels in close proximity to the offices.

MAIDENHEAD STATION  
Crossrail  
Elizabeth Line

← 4 MINS TO M4 J8/9 (2 MILES)

2 MINS

6 Bell St  
SL6 1BU

ODEON

DAVID LLOYD LEISURE

THE LANDING REDEVELOPMENT

NICHOLSON QUARTER

AMPHITHEATRE

CHapel ARCHES DEVELOPMENT

SAINSBURY'S

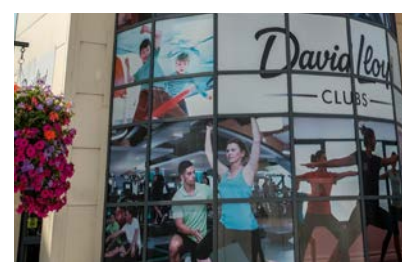
PREMIER INN HOTEL

MARKET ST

A4



Part of Nicholson Quarter development (CGI)



David Lloyd Health Club



Coppa Club



Premier Inn



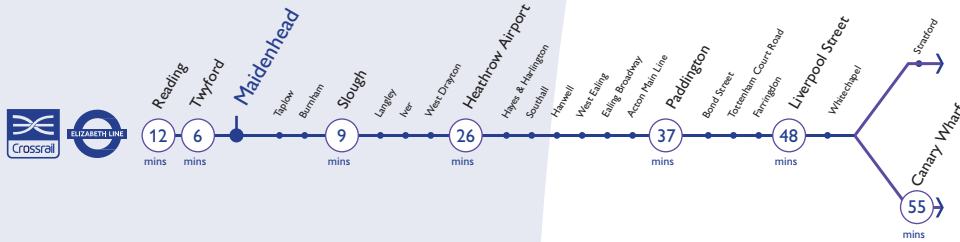
Boulter's Lock



# Be well-connected

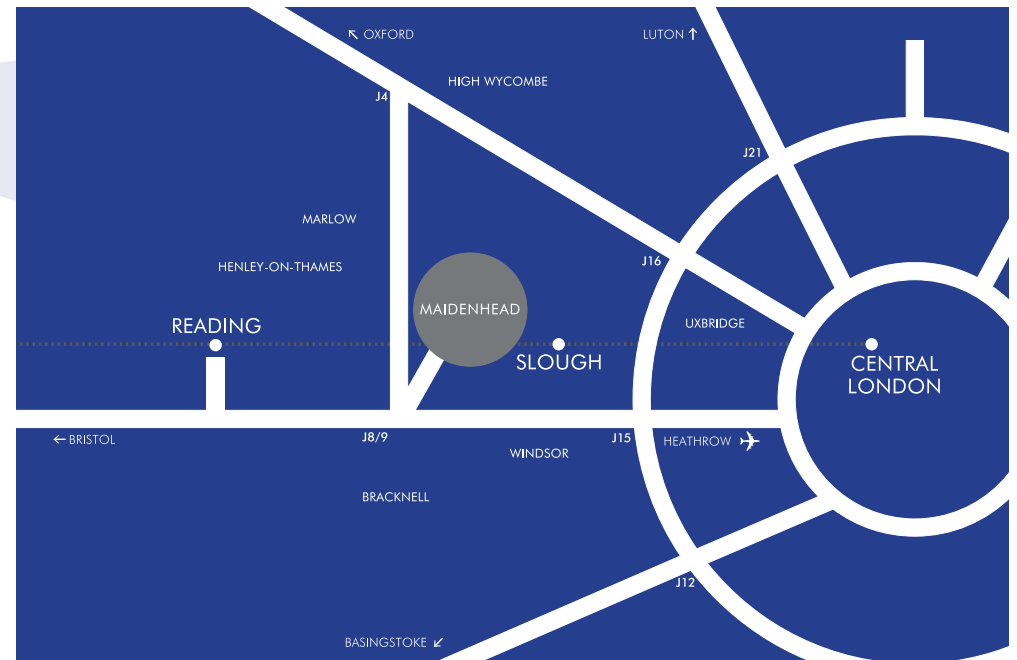
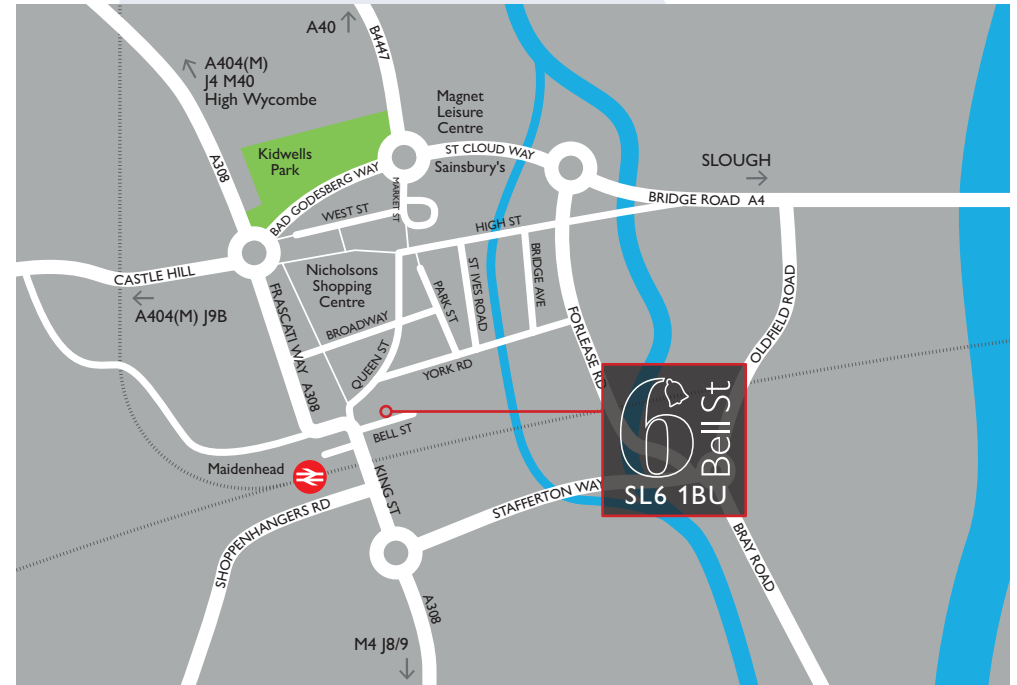
6 Bell Street is centrally located opposite Maidenhead railway station which has quick links into London Paddington. Elizabeth Line service into the West End (Bond Street) and the City (Liverpool Street).

Maidenhead has excellent transport communication links, less than ten minutes to the M4 motorway (J8/9) and close to the M40 and M25. Located in the Thames Valley with several other key towns in close proximity such as Reading, Bracknell and High Wycombe all within 15 miles.



Road	miles
M4 (junction 8/9)	2
M40 (junction 4)	8
M25 (junction 15)	10
Central London	25
Heathrow Airport	15
Luton Airport	42
Gatwick Airport	50

Rail	mins (fastest)
Reading (GWR)	15
London Paddington (GWR)	18
Heathrow Airport	32



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