

LAST TWO
UNITS AVAILABLE

Watermark

MAIDENHEAD

To let

NEW COMMERCIAL UNITS

CLASS E(A)-(D), E(E)-(F), F1 & E(G)(I) USES
(FORMERLY A1-A4, B1, D1 & D2)

1,278 - 12,486 SQ FT



COUNTRYSIDE
Places People Love

Watermark is an exciting new mixed-use development by Countryside located within the heart of Maidenhead Town Centre, perfectly situated in an area of natural beauty with excellent transport links into London.



Location

Maidenhead is the largest town in the Royal Borough of Windsor and Maidenhead. The market town benefits from fantastic connectivity into Central London.




PADDINGTON
22min

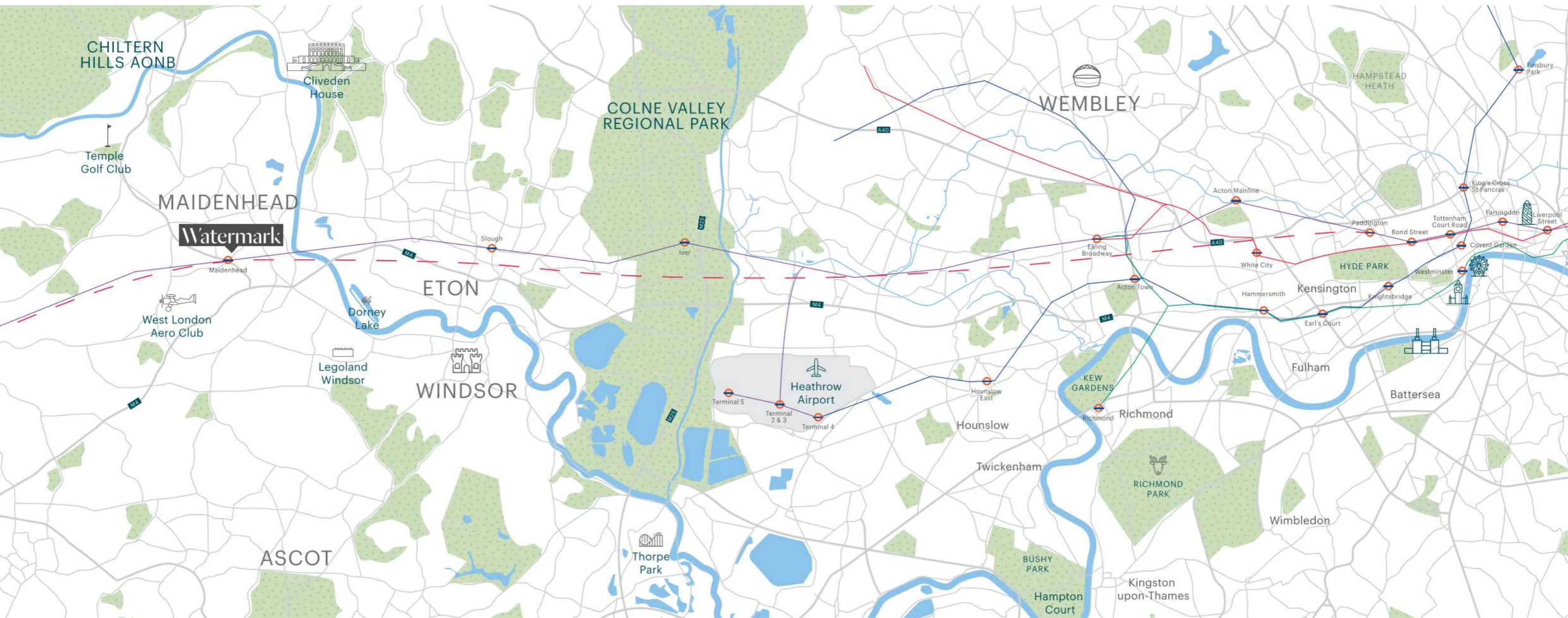



HEATHROW
20min

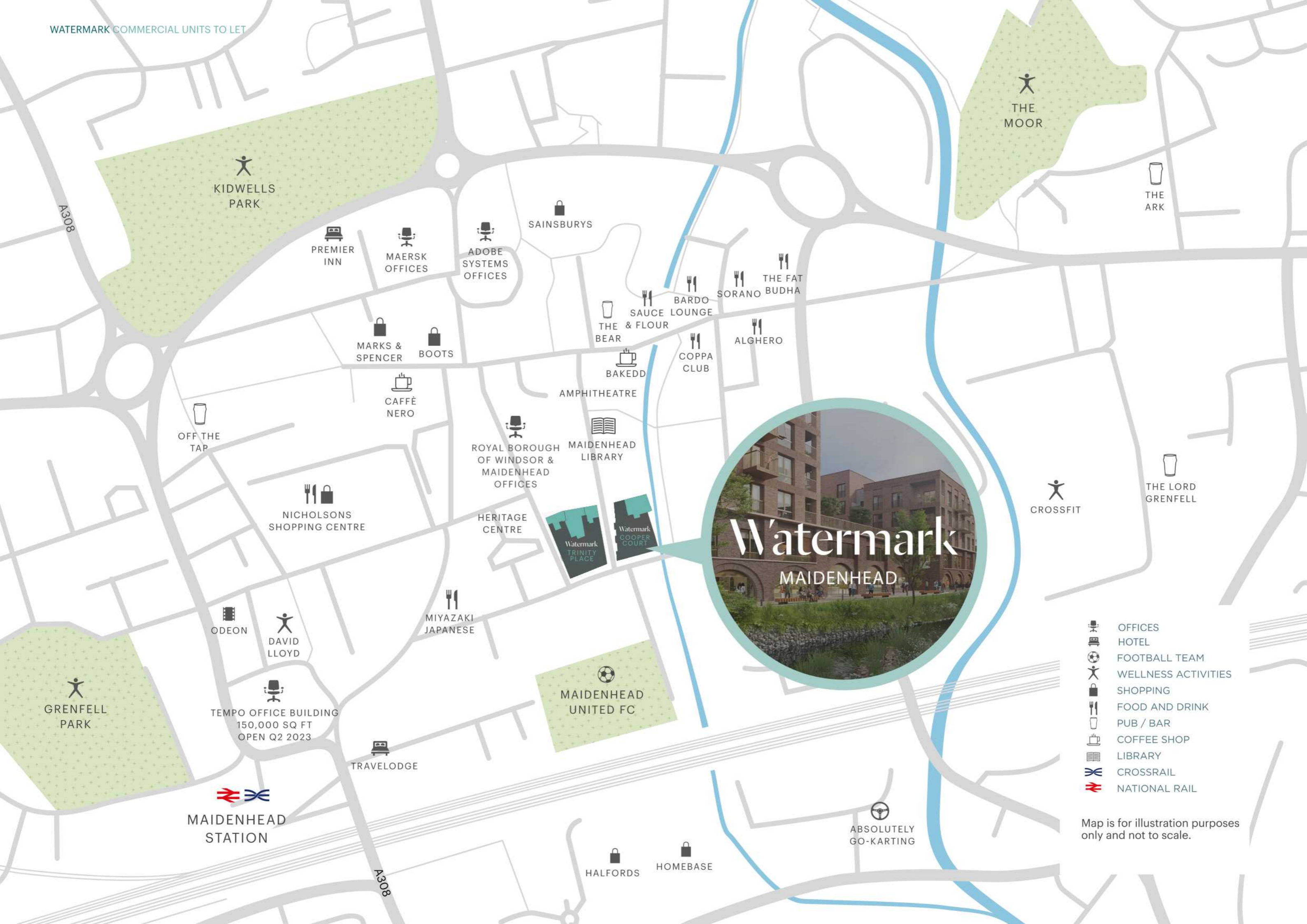

WINDSOR
16min




ELIZABETH LINE
(CROSSRAIL)
DIRECT LINKS TO
HEATHROW, CENTRAL LONDON
& THE CITY



WATERMARK COMMERCIAL UNITS TO LET



KIDWELLS PARK

THE MOOR

THE ARK

SAINSBURYS

PREMIER INN

MAERSK OFFICES

ADOBE SYSTEMS OFFICES

THE FAT BUDHA

THE & FLOUR BEAR

BARDO

SORANO

MARKS & SPENCER

BOOTS

BAKEDD

COPPA CLUB

ALGHERO

OFF THE TAP

CAFFÈ NERO

AMPHITHEATRE

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD OFFICES

MAIDENHEAD LIBRARY

THE LORD GRENFELL

NICHOLSONS SHOPPING CENTRE

HERITAGE CENTRE

Watermark TRINITY PLACE

Watermark COOPER COURT

Watermark MAIDENHEAD

CROSSFIT

ODEON

DAVID LLOYD

MIYAZAKI JAPANESE

MAIDENHEAD UNITED FC

TEMPO OFFICE BUILDING
150,000 SQ FT
OPEN Q2 2023

TRAVELODGE

MAIDENHEAD STATION

ABSOLUTELY GO-KARTING

HALFORDS

HOME BASE

- OFFICES
- HOTEL
- FOOTBALL TEAM
- WELLNESS ACTIVITIES
- SHOPPING
- FOOD AND DRINK
- PUB / BAR
- COFFEE SHOP
- LIBRARY
- CROSSRAIL
- NATIONAL RAIL

Map is for illustration purposes only and not to scale.

Development summary



Watermark is a collection of signature buildings arranged around York Road in Central Maidenhead. This flagship scheme has created 229 new homes.

The commercial opportunities are located within Trinity Place and Cooper Court, which sit either side of St Ives Road just south of The Royal Borough of Windsor & Maidenhead Council Offices and Grade II Listed Maidenhead Library.

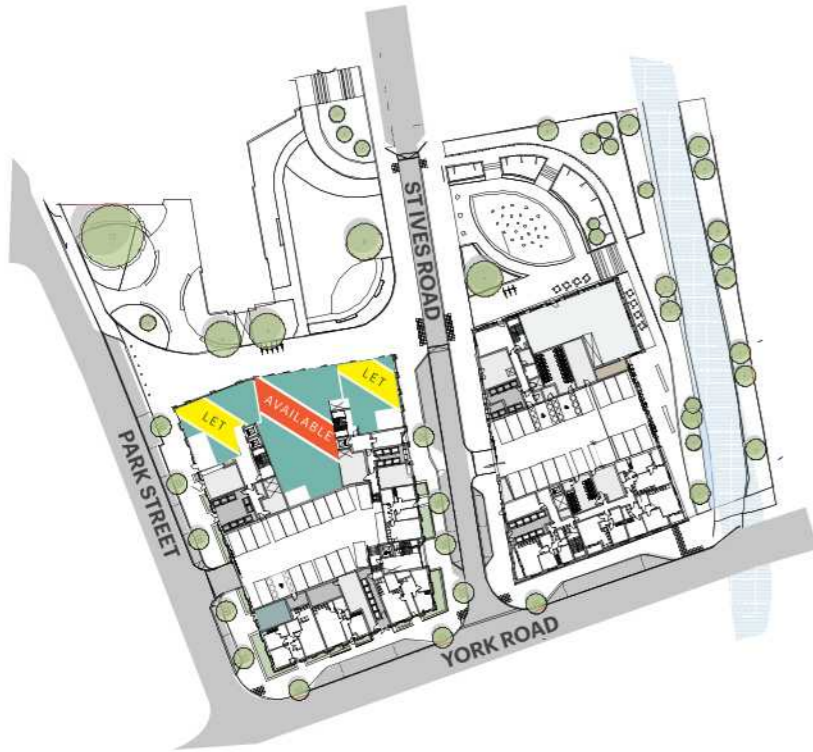
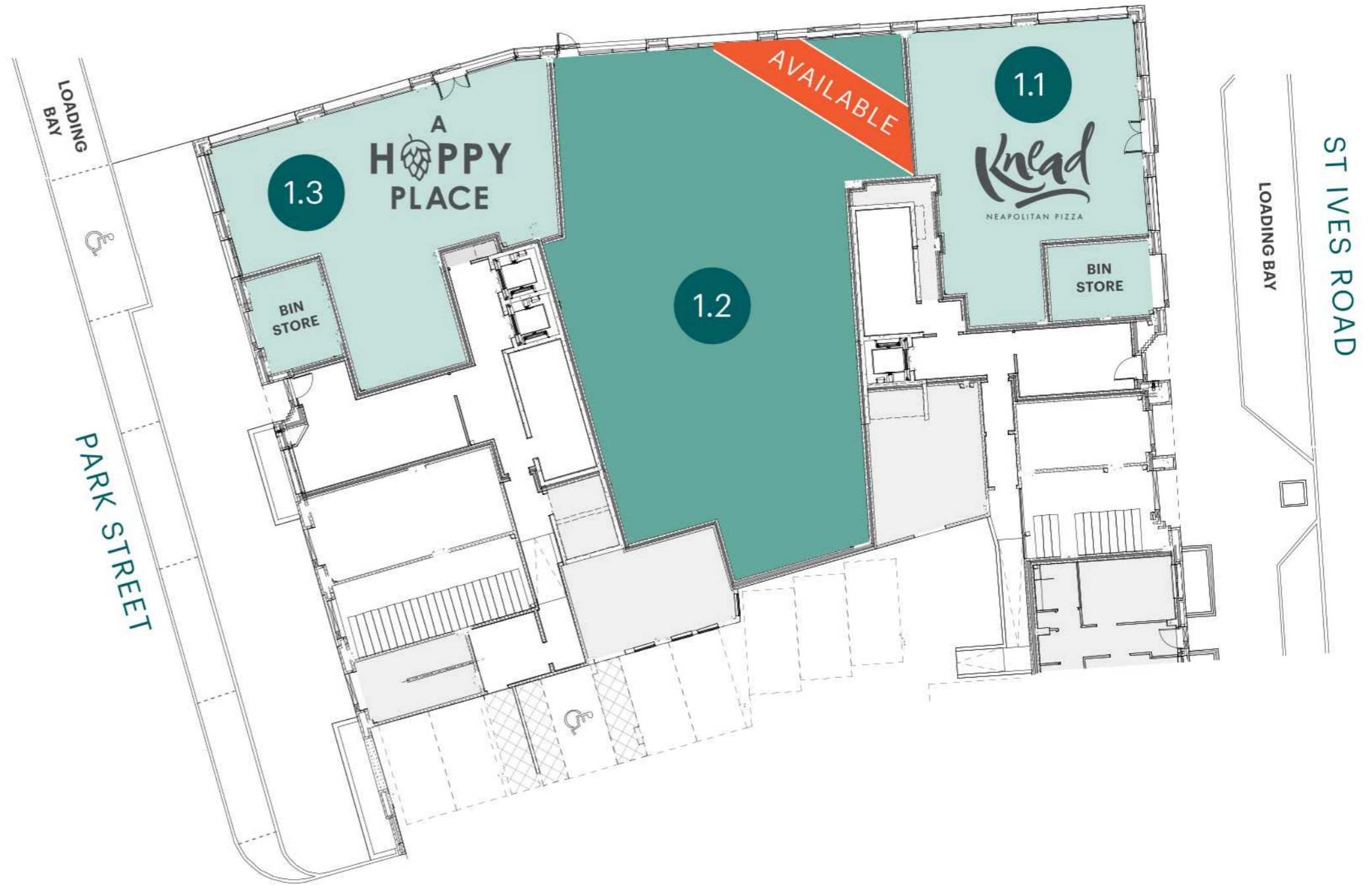
The newly created Library Square is activated by illuminated water fountains and has become a centrepiece, source of play and meeting point for Maidenhead.



Plans & Unit Details

TRINITY PLACE

UNIT NUMBER	AREA (GIA)		STATUS
	SQ FT	SQ M	
Unit 1.1	1,278	118.7	Knead Pizza
Unit 1.2	3,435	319.1	Available
Unit 1.3	1,504	139.7	A Hoppy Place

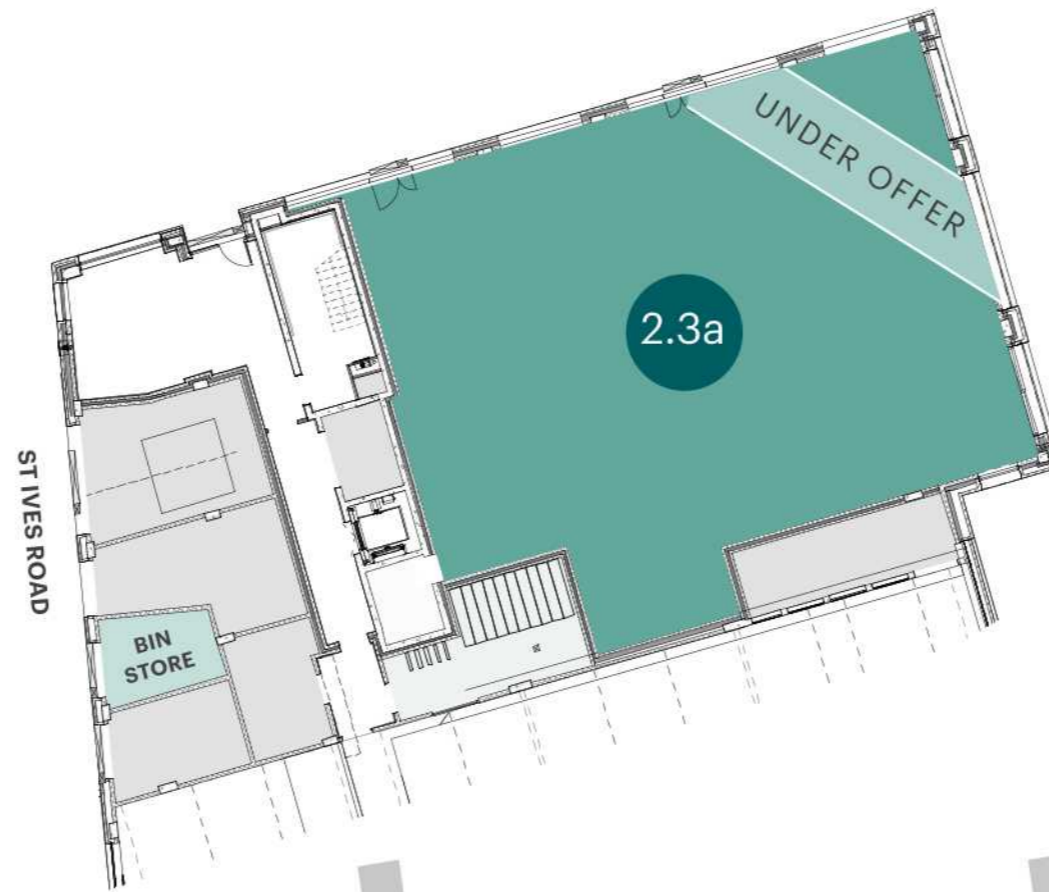


PIAZZA LEVEL

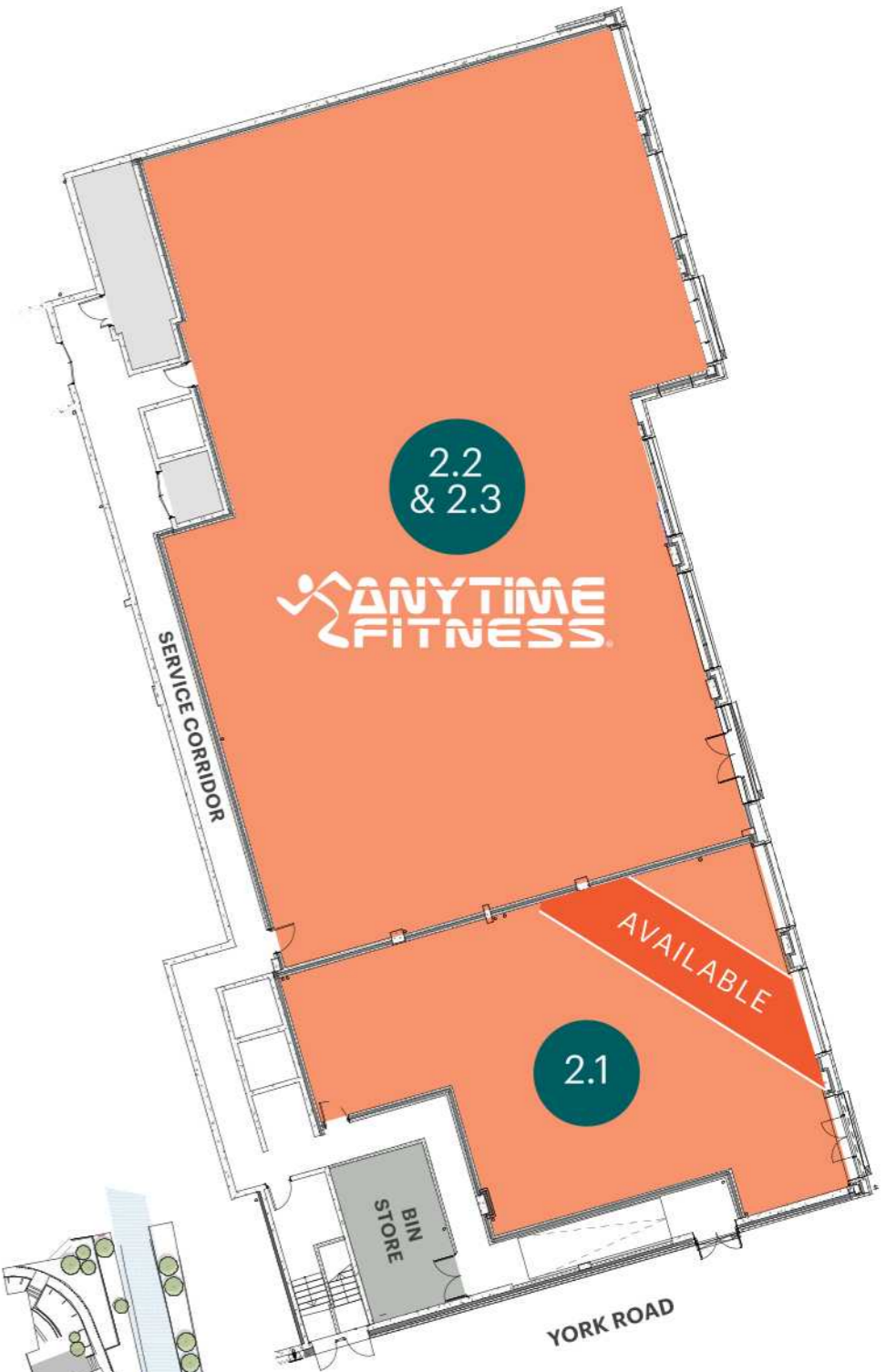
Plans & Unit Details

COOPER COURT

UNIT NUMBER	AREA (GIA)		STATUS
	SQ FT	SQ M	
Unit 2.1	2,371	220.3	Available
Unit 2.2 & 2.3	6,888	639.9	Anytime Fitness
Unit 2.3a	3,227	299.8	Under Offer



PIAZZA LEVEL



STREAM LEVEL



EPC

Predicted Energy Performance Asset Rating for all units.

TRINITY PLACE



COOPER COURT



SPECIFICATION

Unit 1.2 is completed to shell condition with installed shopfront and capped off services. Unit 2.1 has been fitted out as a wine bar & restaurant.

USE CLASSES

The units benefit from Class E(a)-(c), E(e)-(f), F1 and E(g)(i) (formerly A1-A3, B1 & D1). Alternative use such as Sui Generis and E(d) (formerly A4 & D2) will also be considered subject to planning.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority.

ENQUIRIES

Enquiries should be made to the appointed letting agent, Jackson Criss. Contact details on next page.

TERMS

The units will be offered on new leases direct from the landlord on a term to be agreed with scope for external space subject to an additional agreement.

SERVICE CHARGE

On application.

RENT

On application.

Watermark

MAIDENHEAD

Contact

For further information:

KEMPTON
CARR
CROFT

PROPERTY CONSULTANTS

MITCHELL BROOKS
mitchell.brooks@kemptoncarr.co.uk
07818 117 021

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. NOVEMBER 2020



COUNTRYSIDE
Places People Love