

Indicative CGI



# DEVELOPMENT TO LET - 12,000 SQ FT UNIT OVER 2 LEVELS - SUITABLE FOR A VARIETY OF USES

West Street  
Maidenhead  
Berkshire  
SL6 1PT

BUILDING: 12,335 SQ FT (1,146 SQ M) NIA  
LOADING AREA: 2,734 SQ FT (254 SQ M)  
SIZES APPROX.



# BE A PART OF MAIDENHEAD'S TRANSFORMATION

The regeneration of Maidenhead is well underway. The opening of the Elizabeth Line allows for faster connectivity across London. Large development projects such as Waterside Quarter and Watermark have completed, One Maidenhead and Tempo will follow by the end of the year, and plans are progressing for the new Nicholson Quarter.

The former Wilko premises will be split to create a new two storey unit with retail access from West Street. This unit features a convenient yard area and is strategically located opposite the West Street Car Park, offering ease of access for both customers and deliveries.

The unit enjoys high visibility from Bad Godesburg Way and can also be conveniently accessed from the High Street via a footpath at the top of the street or a pathway between Savers and CeX.

Maidenhead is a thriving business hub, home to major employers like Adobe Systems, Techtronic Industries, and Maersk. The area also boasts a variety of leisure facilities including David Lloyd, Odeon, Travelodge, and Premier Inn, ensuring a vibrant and dynamic community.

# PROPERTY DETAILS

The former Wilko premises are being reconfigured to create a highly sought-after retail space, designed to meet the diverse needs of modern businesses.

This versatile unit offers exceptional potential for a wide range of uses, from a fitness studio to a bulky goods retailer and everything in between.

A planning application has also been approved for the construction of six contemporary flats above the retail unit, adding further value and appeal to this prime location.

## SIZE (APPROX.)

|              |                   |
|--------------|-------------------|
| Ground       | 6,383 sq ft (NIA) |
| 1st Floor    | 5,952 sq ft (NIA) |
| Loading Area | 2,734 sq ft       |
| Total        | 15,069 sq ft      |

## RENT

£60,000 +VAT per annum exclusive

## BUSINESS RATES

TBC

## CLASS

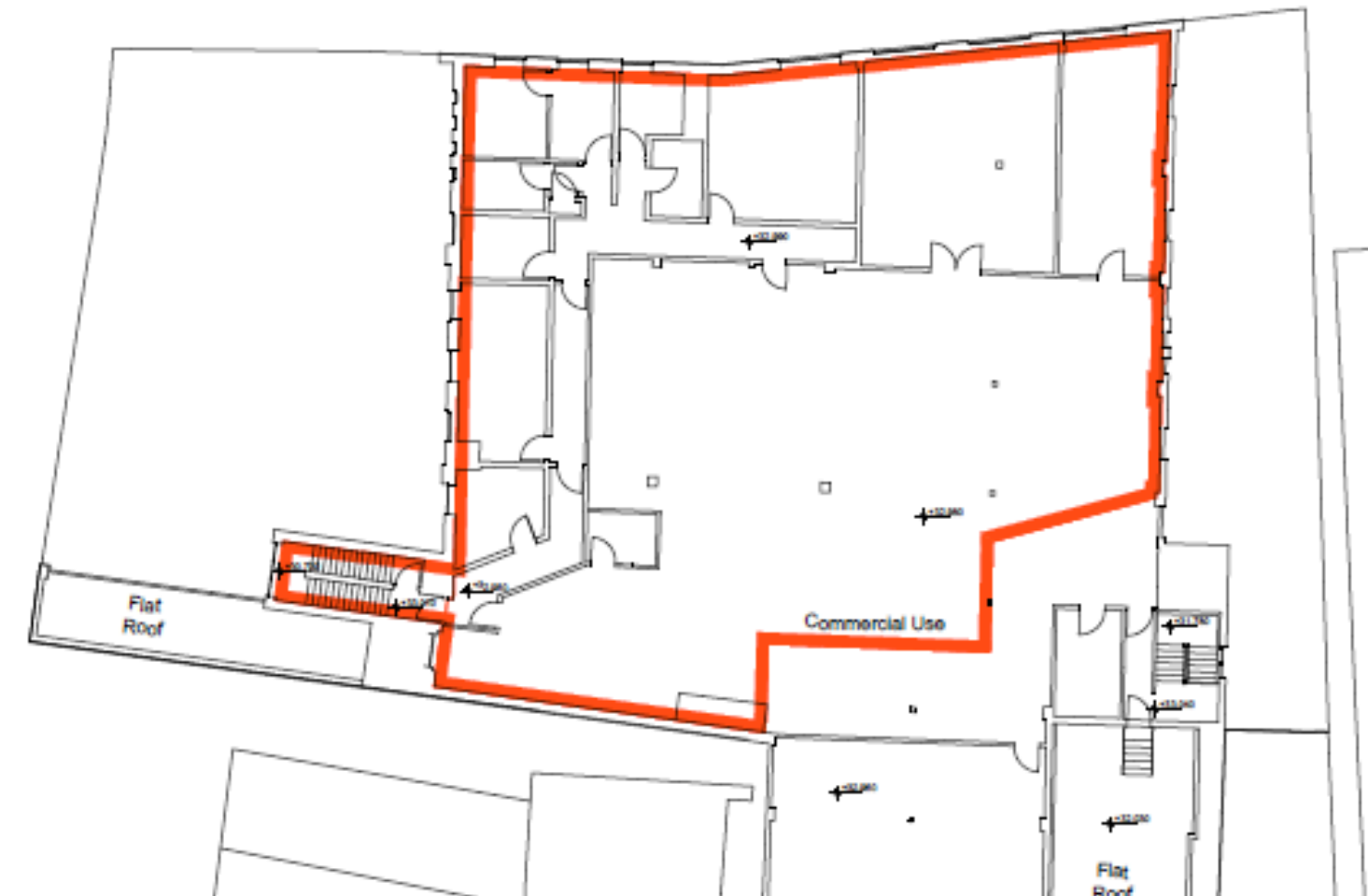
Class E Use

## LEASE

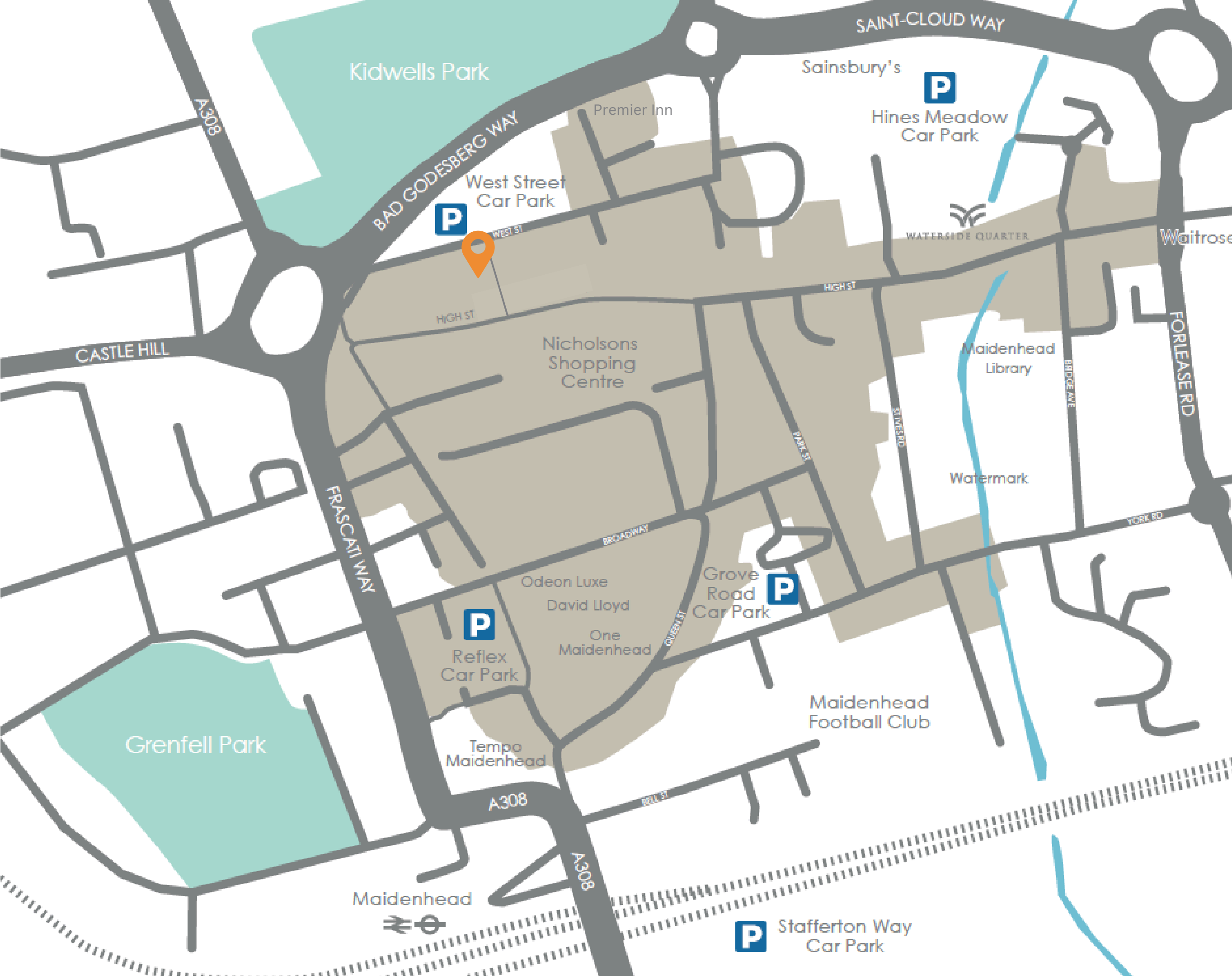
Available on a new lease, direct from the landlords on a term to be agreed by negotiation.



GROUND FLOOR



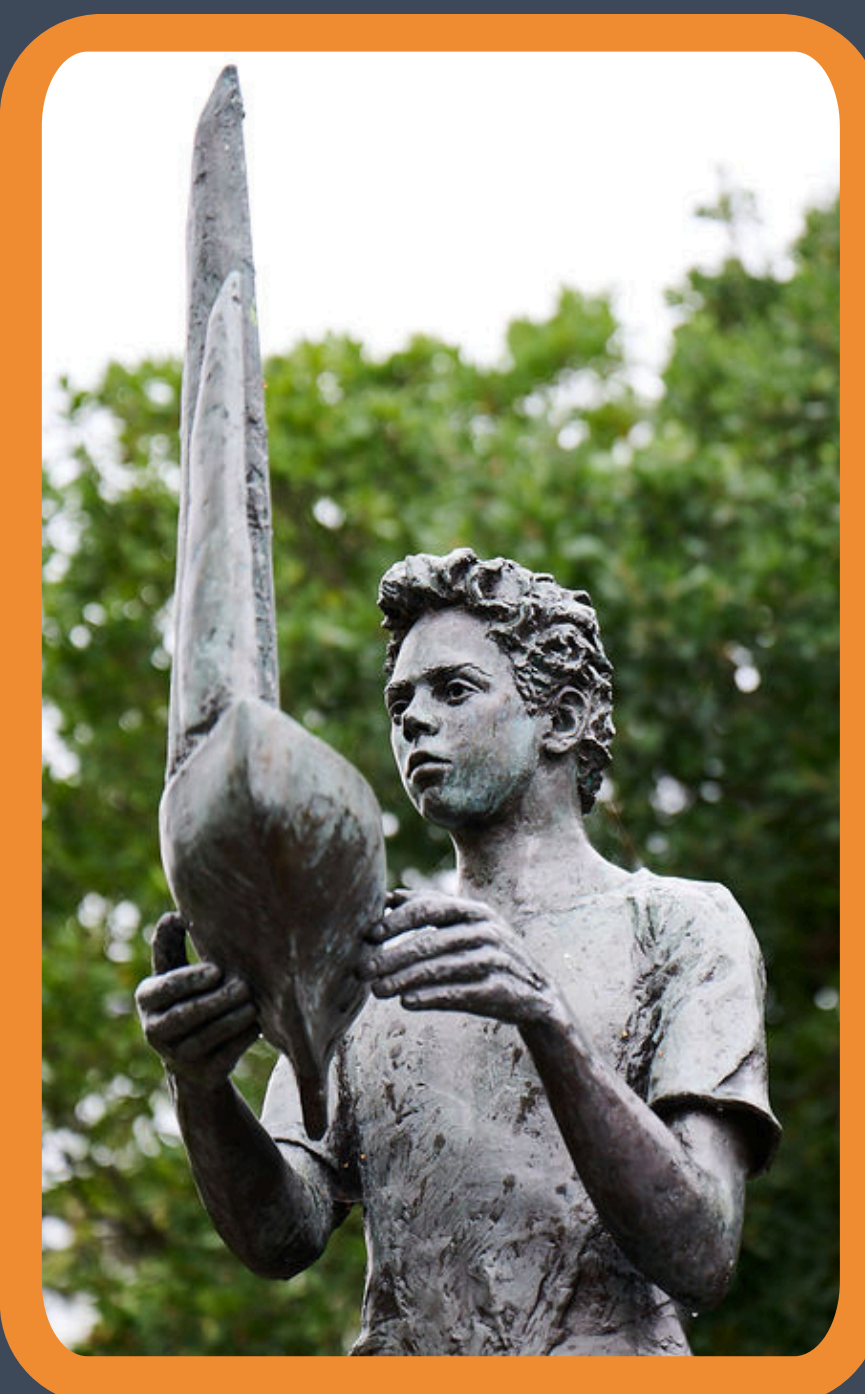
FIRST FLOOR



|                                       |                                |
|---------------------------------------|--------------------------------|
| Reading<br>14 minutes                 | Maidenhead                     |
| Maidenhead                            | Marlow<br>5.7 miles            |
| Slough<br>8 minutes                   | Windsor<br>6.8 miles           |
| Heathrow T2 & 3<br>32 minutes         | Henley-on-Thames<br>9.2 miles  |
| Paddington<br>36 minutes              | Heathrow Airport<br>13 miles   |
| London Liverpool Street<br>47 minutes | Westfield London<br>26.5 miles |
| Canary Wharf<br>54 minutes            | Gatwick Airport<br>52.2 miles  |

Elizabeth train times to destinations based on leaving Maidenhead Westbound at 07:41 and Eastbound at 07:37, Monday to Friday, valid from Sunday 10 December 2023 to Saturday 1 June 2024.





  
 20 MINUTE DRIVE TIME  
 CATCHMENT OF 258,000



  
 100 MINUTE DWELL  
 TIME ON AVERAGE



AVERAGE OF 29,100  
 VISITS PER DAY

# GET IN TOUCH



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Owned and managed by:



For further information or to arrange an inspection please contact our agents.

Data source: Visitor Insights 1st Jan - 31st Dec 2023

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