



To Let

Pre-let development opportunity prominently located opposite Maidenhead train station

- 86 on-site car parking spaces
- Excellent communication links
- Possible sub-division of floors
- Extensive staff terrace space at 5th floor level

Kings Chase

107 - 123 Kings Street, Maidenhead, SL6 1DP

15,099 to 83,171 sq ft

1,402.74 to 7,726.84 sq m

Reference: #18110

Kings Chase

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Summary

Available Size	15,099 to 83,171 sq ft / 1,402.74 to 7,726.84 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

New highly sustainable HQ office building in Maidenhead town centre.

Location

- Town centre location with extensive range of amenities.
- Maidenhead rail station located approx. 200m to the west of the site with direct trains and Elizabeth Line trains into London.
- Pedestrian infrastructure – network of footways and signal controlled pedestrian crossings to key roads.
- Cycle infrastructure – National cycle Route 4 is accessible approx. 150m to the south of the site via a shared foot/cycle way providing a long distance route between London & Fishguard via Reading, Bath, Bristol and Swansea; National Route 50 is currently awaiting development: when complete the route will connect Maidenhead with Winslow.
- Bus Services - The “Railway Bridge” bus stop is located approx. 110m south of the site for Bus Services 4, 4A, 16, 16A and 53. The Grenfell Place bus stop is approx. 120m north-west of the site for bus services 4, 4a, 5, 7, 8, 53, 127, 238 and 239.

Accommodation

Floor/Unit	Availability
Ground	Coming Soon
Ground	Coming Soon
1st	Coming Soon
2nd	Coming Soon
3rd	Coming Soon
4th	Coming Soon
5th	Coming Soon
Outdoor	Available

Specification

- BREEAM Outstanding
- EPC A
- NABERS 4.5 Stars
- WELL Platinum
- Wiredscore Platinum
- Occupancy Density 1:10 sq m
- Floor to ceiling 2.8m
- 10 Showers
- Cycle Parking
- 111 Lockers
- 86 Car Parking Spaces within walking distance of the shopping centre.

Viewings

Strictly by appointment by the sole agents.

Terms

The accommodation is available by way of a new lease.

Stuart Austin

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