



# RETAIL UNIT TO LET

9 ST IVES ROAD  
MAIDENHEAD

SL6 1QS

534 SQ FT (49.61 SQ M)



# 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.

9 St Ives Road sits within the recently redeveloped Chapel Arches area of Maidenhead. Opposite Sports Direct, just around the corner from new restaurant openings at Waterside Quarter, and a stones throw from Maidenhead Library and the Town Hall.

Key neighbouring occupiers currently include Bardo Lounge, Coppa Club, Bakedd, Sauce & Flour, GDK, Sports Direct, HSBC, Bombay Story and F45 Gym.

BARDO LOUNGE



**Bombay Story**  
INDIAN KITCHEN & BAR



# PROPERTY DETAILS

## SIZE

534 sq ft (49.61 sq m)

## RENT

£20,000 +VAT per annum

## RATES

Interested parties are advised to make their own inquiries with the relevant local authority. Although, we understand that for qualifying occupiers the rates payable will be nil.

## LEASE

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

## CLASS

Class E Use

## SERVICE CHARGE

£534 +VAT per annum

## EPC

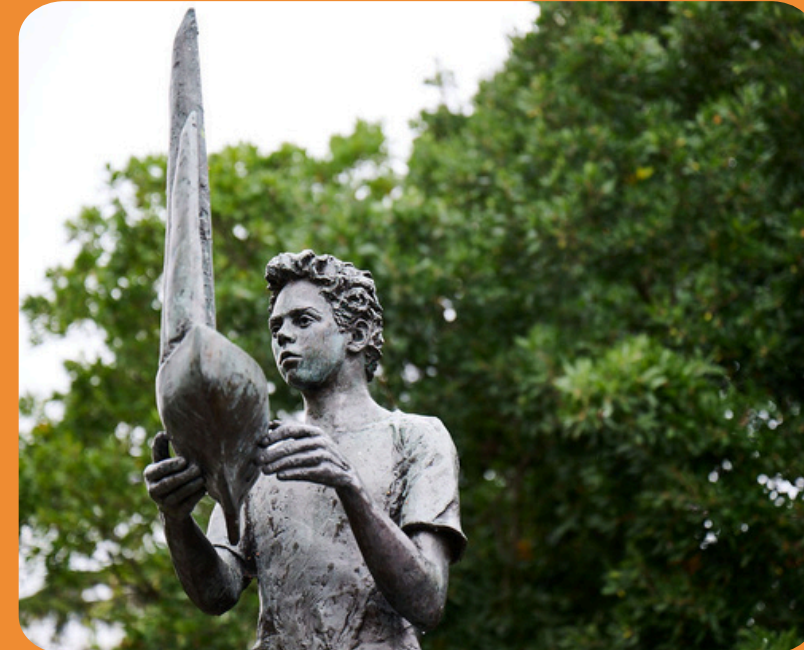
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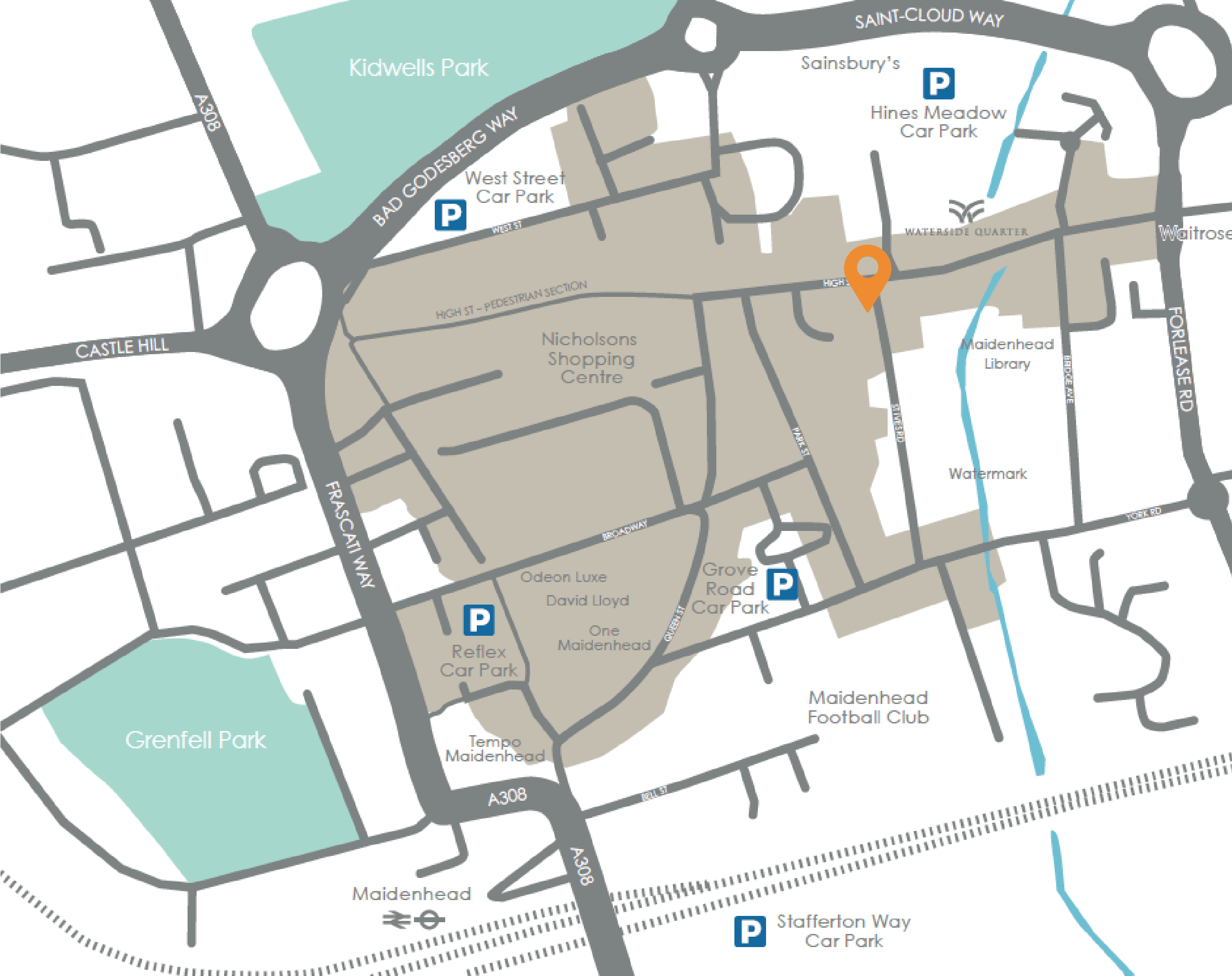
## VAT

The premises are elected for VAT

## LEGAL COSTS

Each party to be responsible for their own legal costs associated with this transaction.





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



2.2 MILES TO J8/9 OF M4



0.8 MILES TO MAIDENHEAD TRAIN STATION



14.9 MILES TO HEATHROW AIRPORT



30 MILES FROM CENTRAL LONDON



North

# GET IN TOUCH



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Owned and managed by:

**SORBON**  
ESTATES

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

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