



TO LET

RETAIL OR OFFICE

FIRST FLOOR UNIT

65 Queen Street
Maidenhead
Berkshire
SL6 1LT

1,800 SQ FT (167.2 SQ M)
APPROX. NIA

PROPERTY DETAILS

65 Queen Street is ideally located just 0.2 miles from Maidenhead Train Station, offering seamless connectivity via the Elizabeth Line.

Situated directly across from the new One Maidenhead development, featuring 429 modern homes, this prime location ensures convenient access to both transport and a vibrant new residential community.

SIZE (APPROX. NIA)

1,800 sq ft (167.2 sq m)

RENT

£25,500 per annum

BUSINESS RATES

Current rateable value: £17,000

Rates payable: £8,483

CLASS

Class E Use

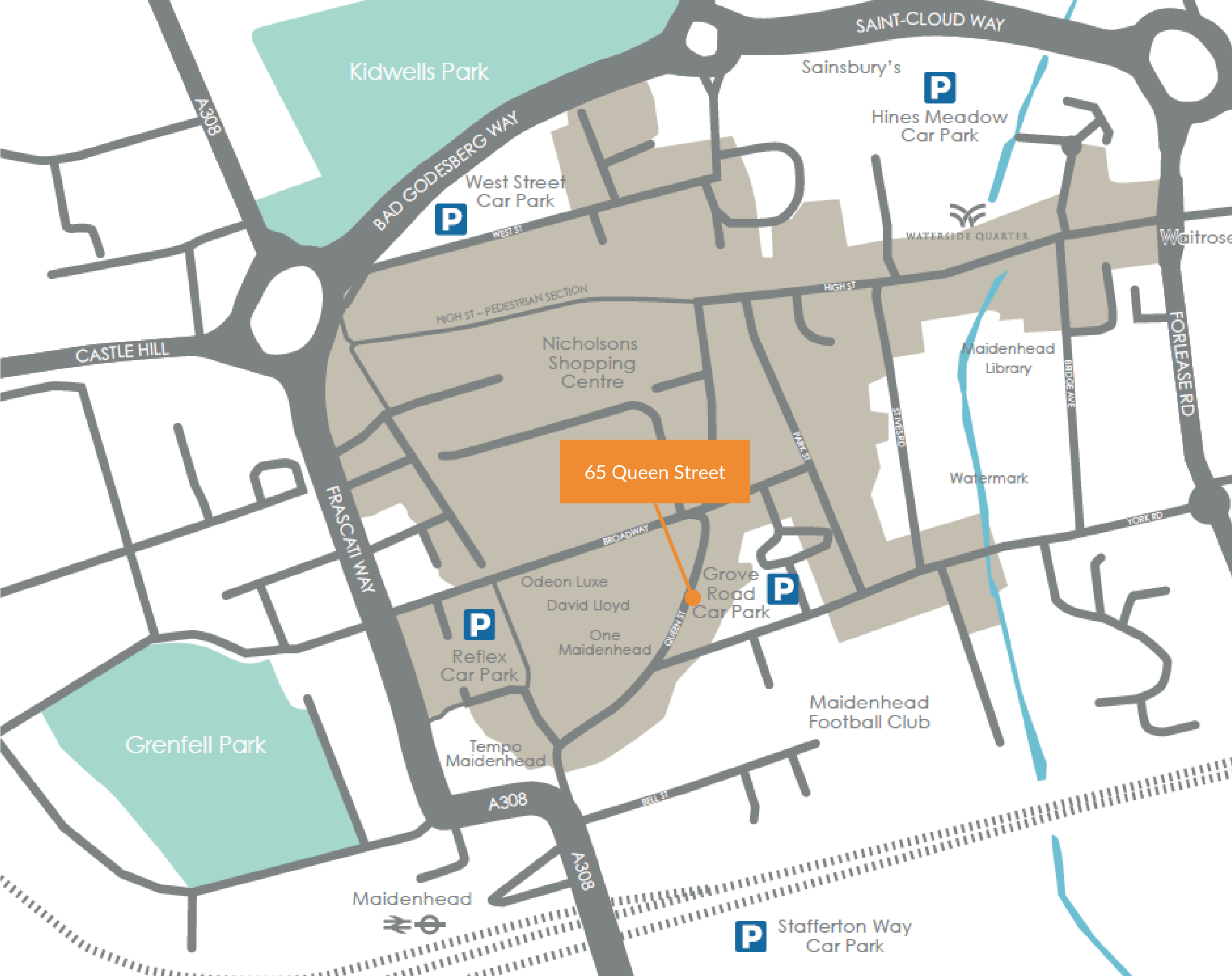
EPC

Available upon request

LEASE

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



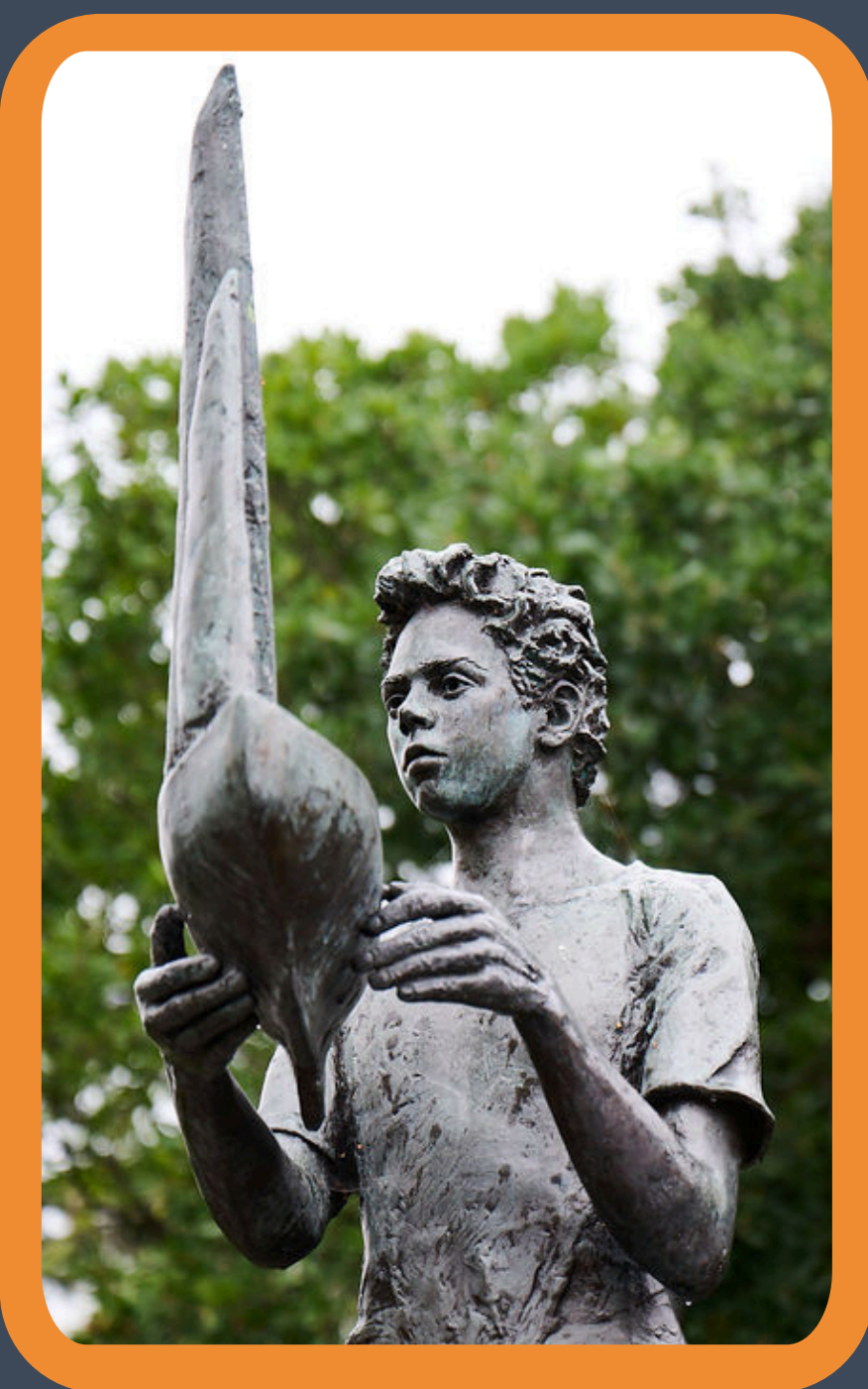


65 Queen Street



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.




 20 MINUTE DRIVE TIME
 CATCHMENT OF 258,000




 100 MINUTE DWELL
 TIME ON AVERAGE



AVERAGE OF 29,100
 VISITS PER DAY

GET IN TOUCH



MITCHELL BROOKS

07818 117021

01628 582707

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LUKE BENNETT

07385 467367

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Owned and managed by:

SORBON
ESTATES

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

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

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. October 2024.