

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.



25,651
VEHICLES
AVERAGE DAILY FLOW*

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**.

The unit enjoys **high visibility from Bad Godesburg Way** and can also be **easily accessed from the High Street** via an adjacent footpath.

This unit features a **convenient yard area** and is **located opposite the West Street Car Park**, offering ease of access for both customers and deliveries.

With an average of 25,651 vehicles per day passing this section of the A4, the West Street showroom signage will be highly visible to a wide captive audience.

*Source: <https://roadtraffic.dft.gov.uk/manualcountpoints/94166>

PROPERTY DETAILS

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

This versatile unit offers exceptional potential for a wide range of uses, including a car sales showroom.

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

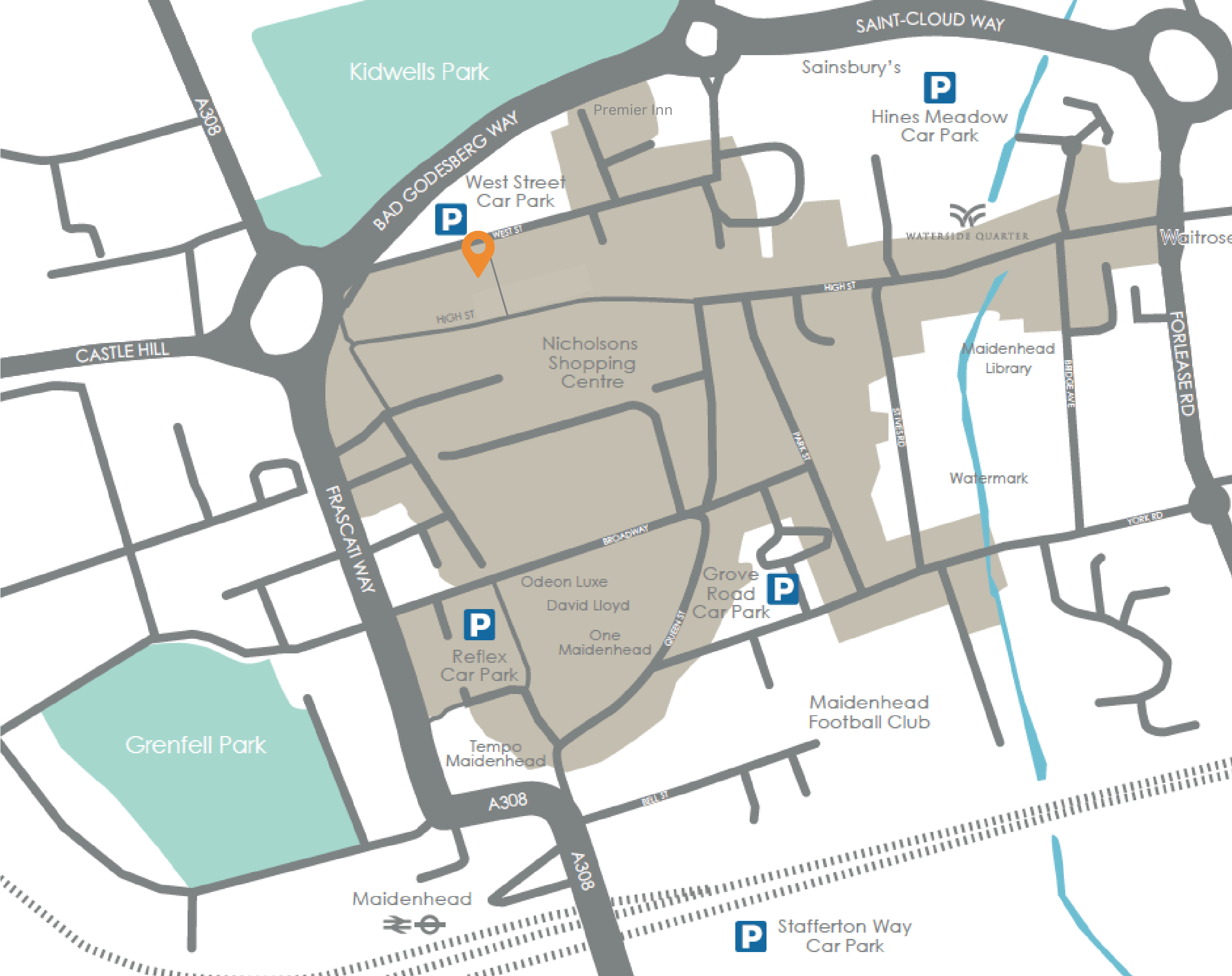
Available on a new lease, direct from the landlords on a term to be agreed by negotiation.



GROUND FLOOR



FIRST FLOOR



Reading 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.



2.5 MILES TO J8/9 OF M4



0.5 MILES TO MAIDENHEAD TRAIN STATION



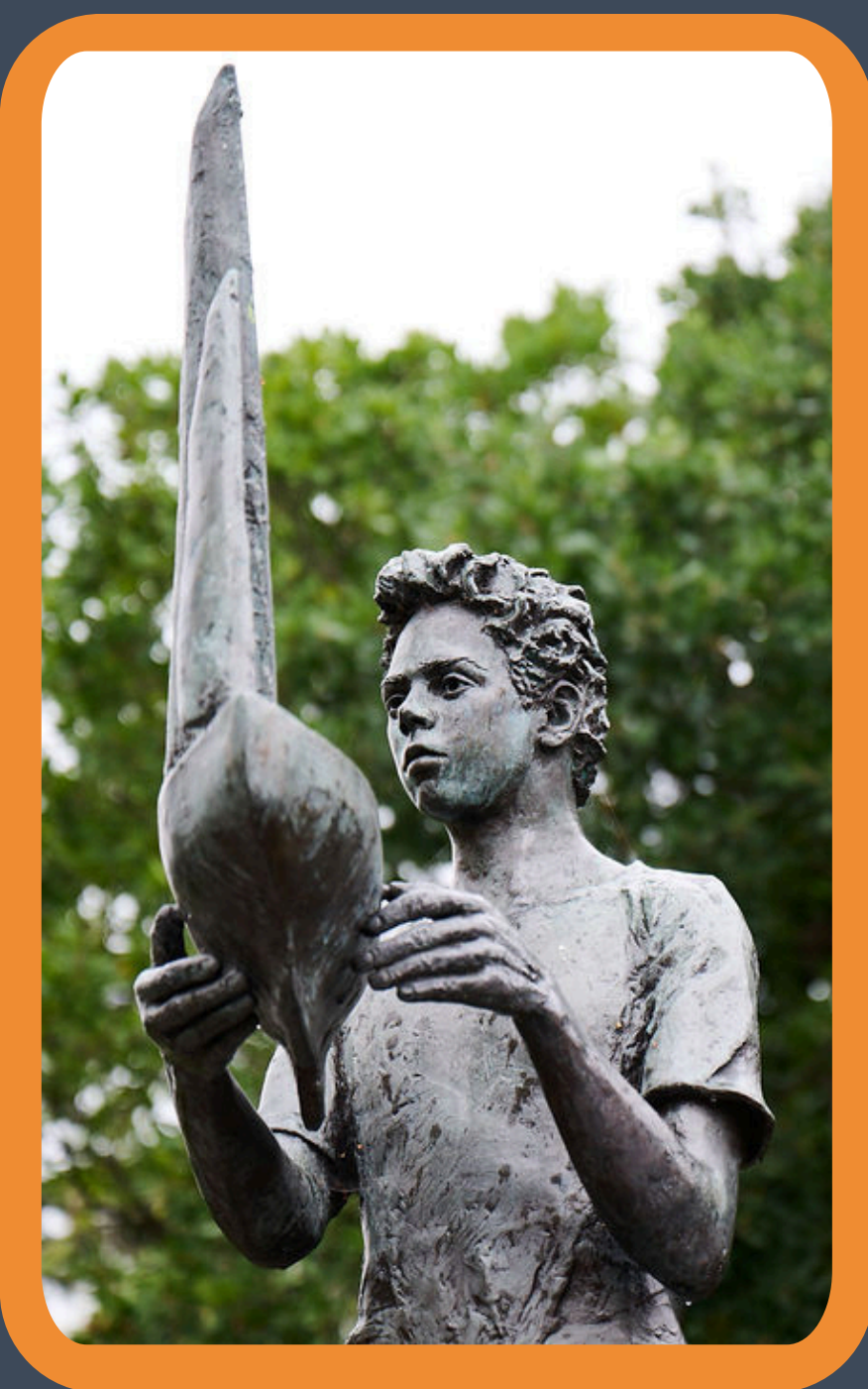
13 MILES TO HEATHROW AIRPORT



30 MILES FROM CENTRAL LONDON

P
(70) (ESTIMATED)





20 MINUTE DRIVE TIME
CATCHMENT OF 258,000



AVERAGE OF 29,100
VISITS PER DAY



100 MINUTE DWELL
TIME ON AVERAGE



GET IN TOUCH



DAMIAN SUMNER

07974 085 738

damian.sumner@brasierfreeth.com



MITCHELL BROOKS

07818 117021

01628 771221

mitchell.brooks@kemptoncarr.co.uk

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

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. November 2024.