

6 BELL STREET

Ground floor suite
under refurbishment
3,060 sq ft (284.28 sq m)

Available Q1 2025
Maidenhead SL6 1BU



Grade A office building in an unbeatable town centre location

6 Bell Street is a modern, self-contained office building of Grade A accommodation over three floors.



TARGETING
EPC A



VRF HEATING /
COOLING SYSTEM



ALL ELECTRIC
BUILDING



FULLY FITTED
AND FURNISHED



SHOWER ROOM
(GROUND FL.)



DISABLED WC
(GROUND FL.)



EV CHARGING
POINTS



14 CAR
PARKING SPACES



CYCLE
RACK



Images shown are for illustration purposes only





ESG

- Targeting EPC A
- Fully electric building
- 100% renewable electricity
- EV charging points
- LED lighting
- Secure cycle storage
- Shower room

**Designed
with
wellbeing
in mind**

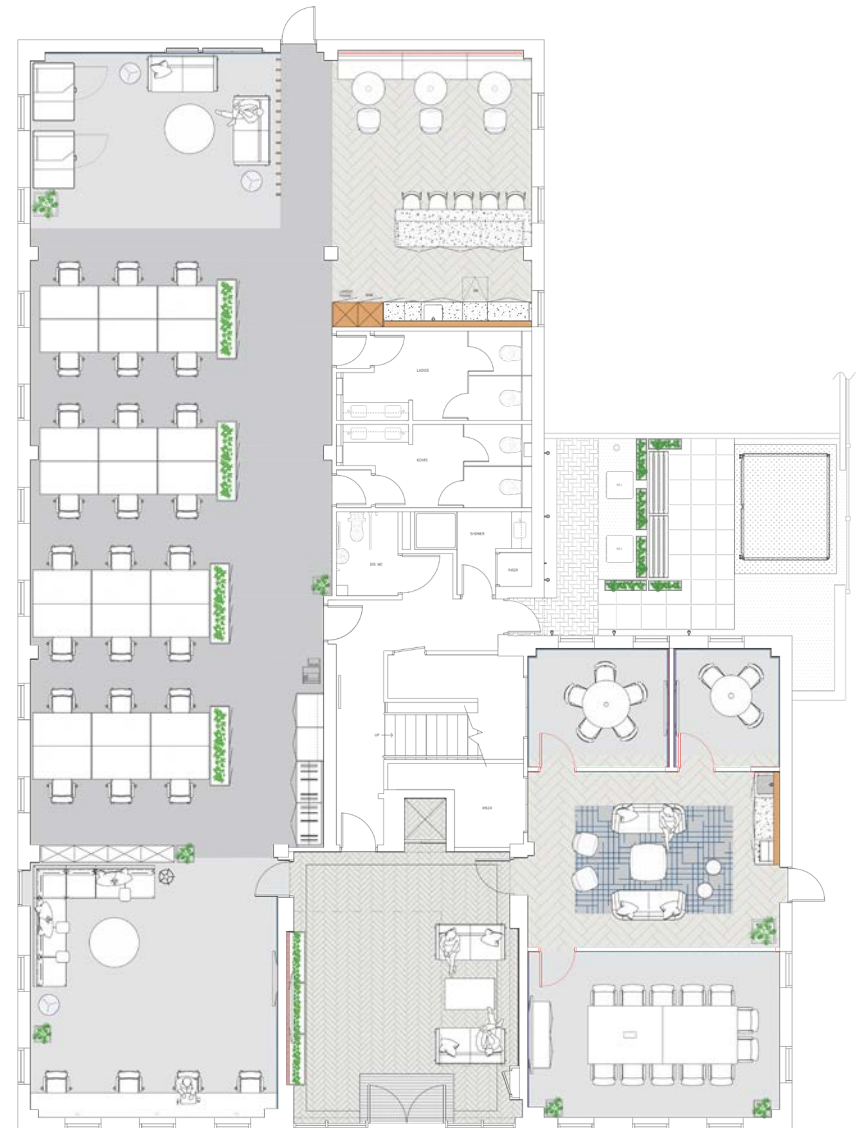


Accommodation

- 28 work stations
- 3 meeting rooms
- 2 zoom booths
- Kitchen breakout area
- Flexible touchdown space
- Demised WCs
- 5 star ewave rating

Ground floor suite under refurbishment

3,060 sq ft (284.28 sq m)



Ground floor plan
3,060 sq ft (284.28 sq m)

For indicative purposes only. Not to scale.



Close to station

6 Bell Street is centrally located in Maidenhead town centre opposite the train station.

There is a wealth of shops, cafés, restaurants and hotels in close proximity to the offices.



Part of Nicholson Quarter development (CGI)



David Lloyd Health Club



Coppa Club



Premier Inn

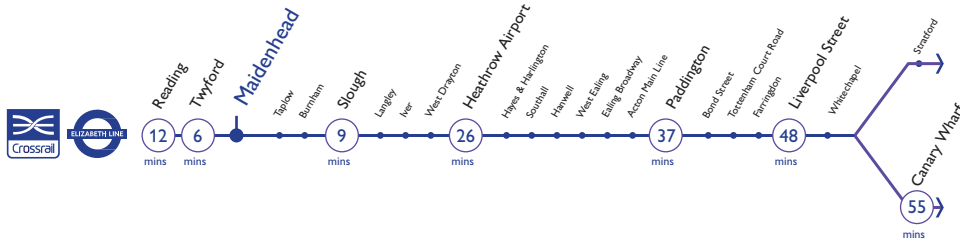


Boulter's Lock

Be well-connected

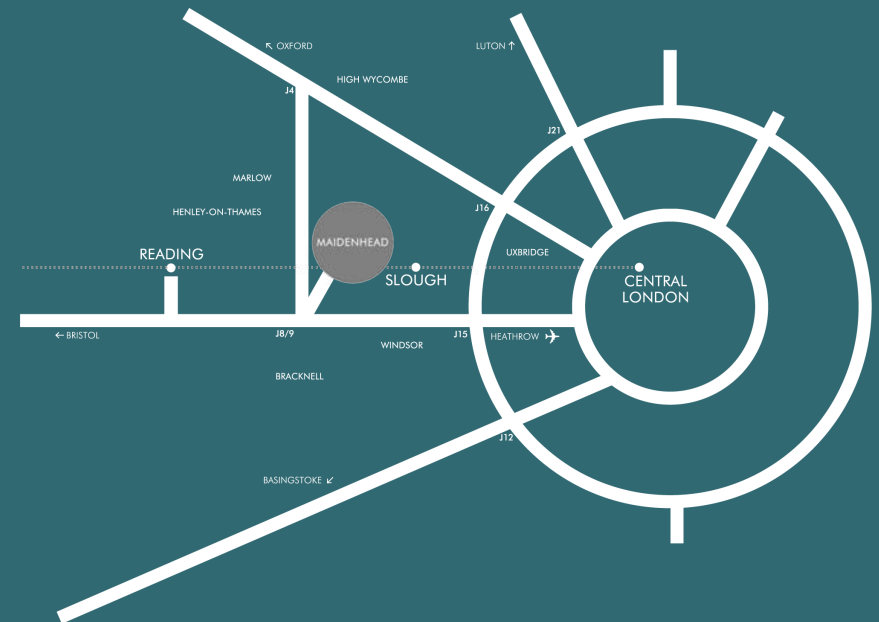
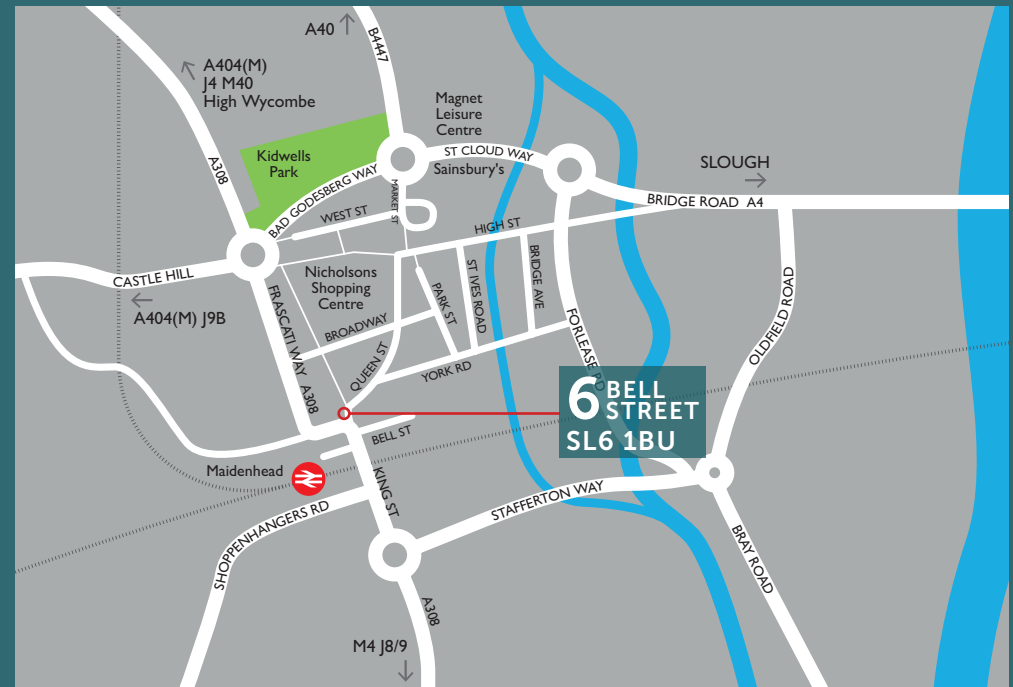
6 Bell Street is centrally located opposite Maidenhead railway station which has quick links into London Paddington. Elizabeth Line service into the West End (Bond Street) and the City (Liverpool Street).

Maidenhead has excellent transport communication links, less than ten minutes to the M4 motorway (J8/9) and close to the M40 and M25. Located in the Thames Valley with several other key towns in close proximity such as Reading, Bracknell and High Wycombe all within 15 miles.



| Road | miles |
|-------------------|-------|
| M4 (junction 8/9) | 2 |
| M40 (junction 4) | 8 |
| M25 (junction 15) | 10 |
| Central London | 25 |
| Heathrow Airport | 15 |
| Luton Airport | 42 |
| Gatwick Airport | 50 |

| Rail | mins (fastest) |
|-------------------------|----------------|
| Reading (GWR) | 15 |
| London Paddington (GWR) | 18 |
| Heathrow Airport | 32 |



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