

3,060 sq ft (284.28 sq m)
Ground floor suite under
refurbishment
Available Q1 2025
Maidenhead SL6 1BU



Grade A office building in an unbeatable town centre location.

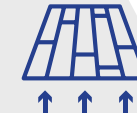
6 Bell Street is a modern, self-contained office building of Grade A accommodation over three floors.



EPC TARGETING A



FRESH AIR COOLING SYSTEM



RAISED FLOORS



SHOWER ROOM (GROUND FL.)



DISABLED WC (GROUND FL.)



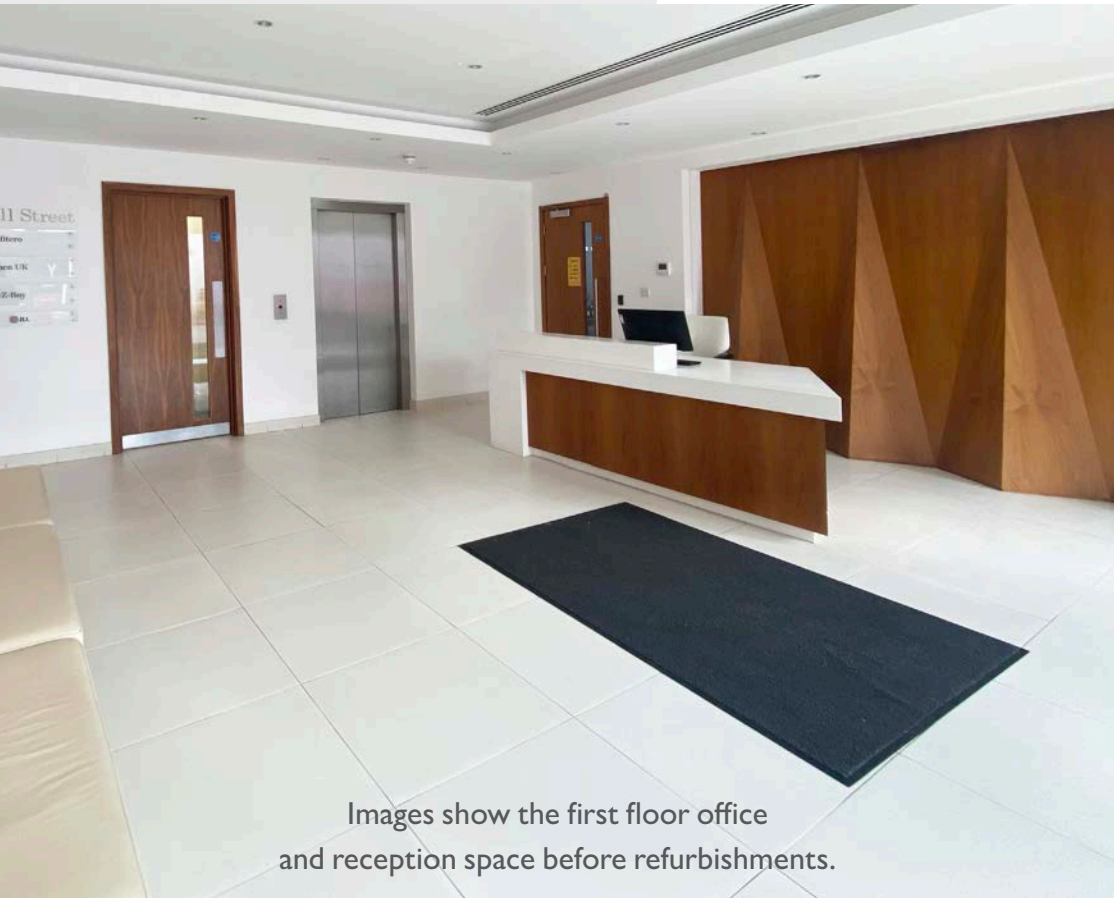
4 EV CHARGING POINTS



14 CAR PARKING SPACES



CYCLE RACK



Images show the first floor office and reception space before refurbishments.



Accommodation

Ground floor suite
under refurbishment

3,060 sq ft (284.28 sq m)

ESG

- Targeting EPC A
- Fully electric building
- 92% renewable electricity
- EV charging points
- LED lighting
- Cycle storage
- Shower room



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

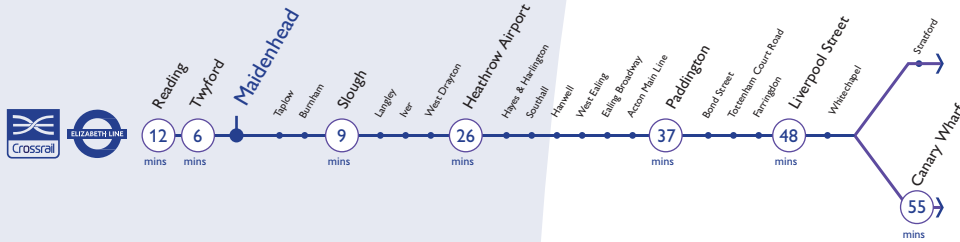


Boulter's Lock

Be well-connected

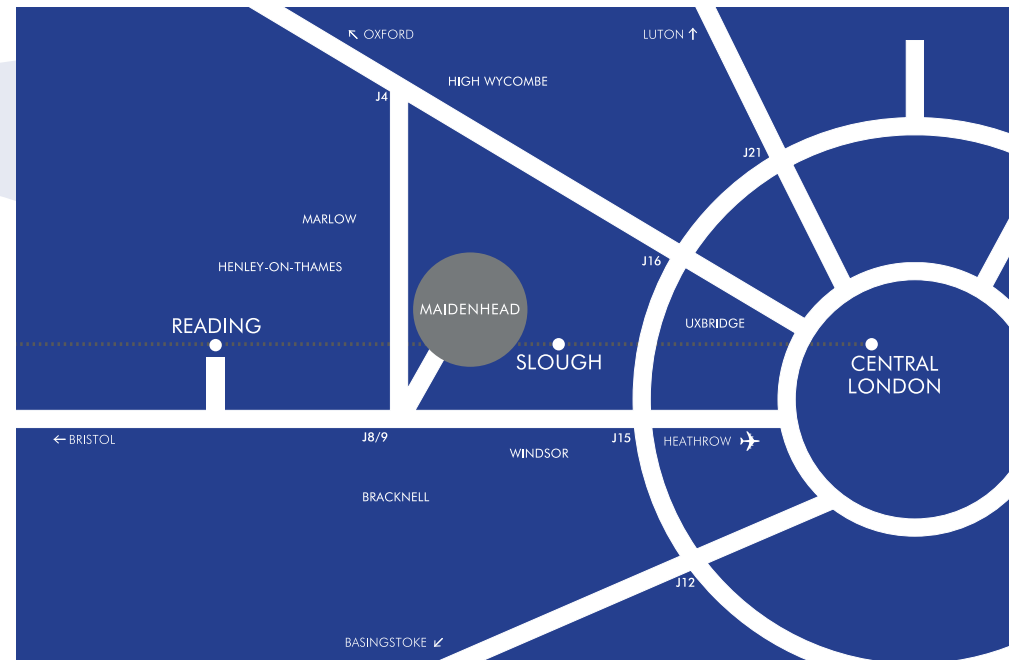
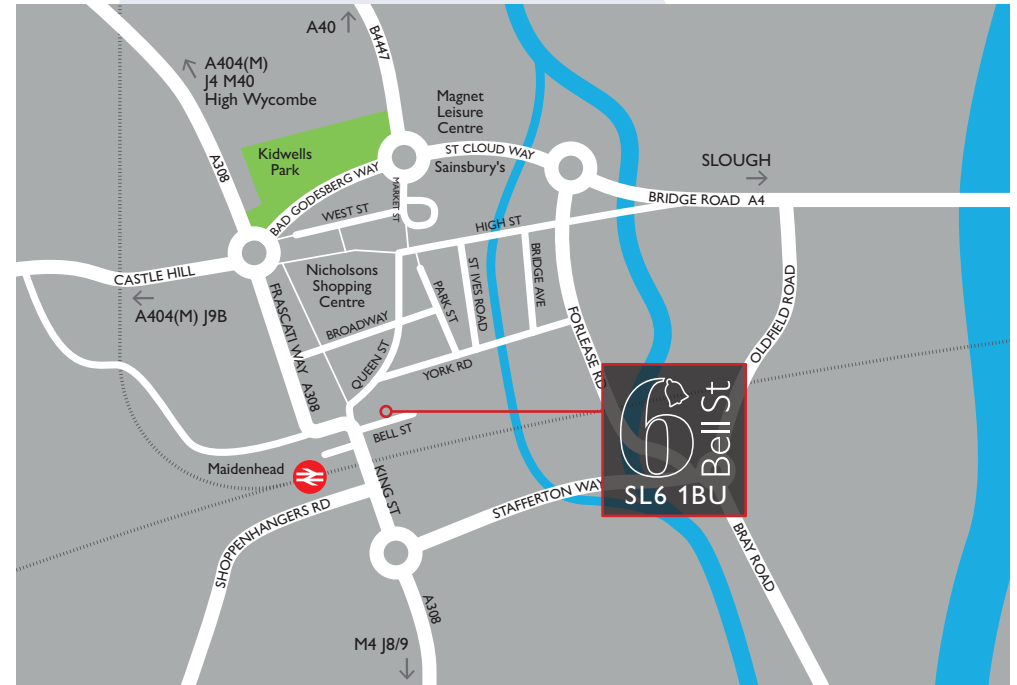
6 Bell Street is centrally located opposite Maidenhead railway station which has quick links into London Paddington. Elizabeth Line service into the West End (Bond Street) and the City (Liverpool Street).

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



These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable. October 2024



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