

FITTED TOP FLOOR SUITE NOW AVAILABLE

CGI of refurbished exterior

14 CASTLE HILL

MAIDENHEAD
SL6 4JJ

TO LET

PROMINENT SELF-CONTAINED TOWN CENTRE OFFICE BUILDING
WITH EXCELLENT PARKING PROVISION
3,517 TO 11,826 SQ FT (327 TO 1,099 SQ M)

14castlehill.co.uk

14 CASTLE HILL

14 Castle Hill is a highly prominent office building, only a few minutes walk from Maidenhead Station and all the amenities of the town centre.

The landlord has delivered a comprehensive refurbishment to provide one of Maidenhead's most appealing office products.

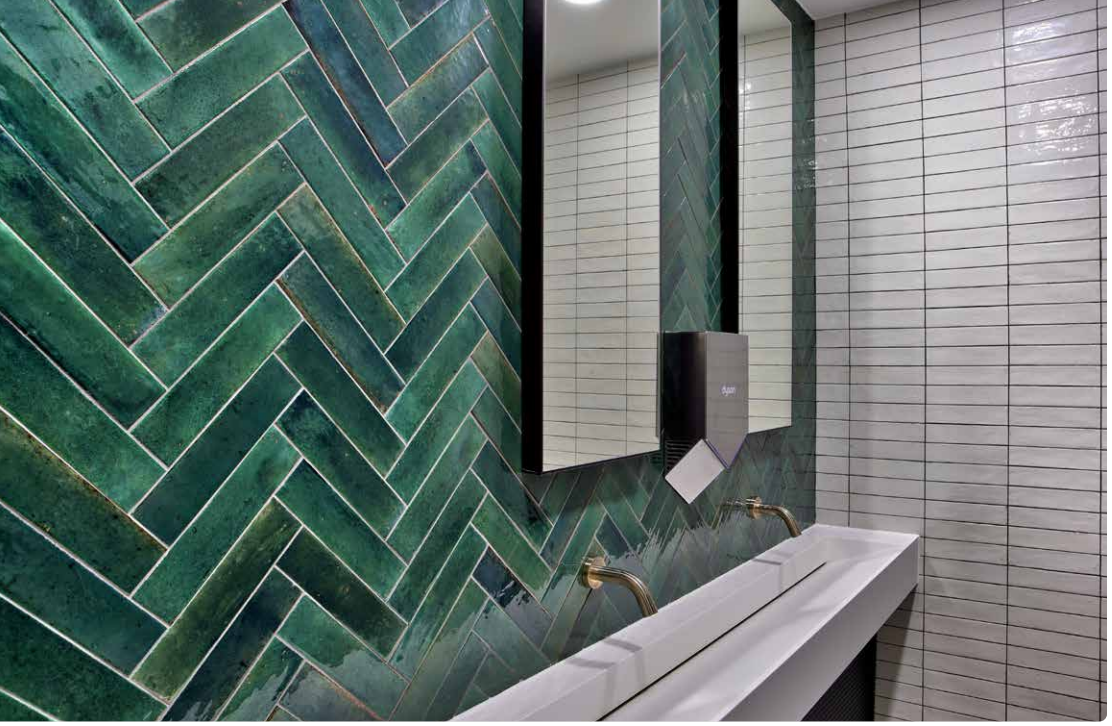
Key benefits include an excellent town centre parking ratio (1:380 sq ft), Grade A specification throughout, new end-of journey facilities and 6 EV charging bays.



- FULL ACCESS RAISED FLOORS
- ACOUSTIC RAFTS AND EXPOSED SERVICES
- EPC A (21)
- NEW VRF AIR CONDITIONING
- 30 SECURE CAR PARKING SPACES
- NEW SHOWERS, DRYING ROOM AND SECURE CYCLE STORE
- PRIVATE PATIO GARDEN
- WCs TO EACH FLOOR

14 A COMPREHENSIVE REFURBISHMENT














11:37
12-4-2024 Friday
Room No.: 1
Call
Message


MITSUBISHI ELECTRIC
Heat
Room 21.5°C
Set temp.
22.0°C
Fan


Fire exit
14

14 CASTLE HILL

FLEXIBLE FLOOR SPACE



14
CASTLE
HILL

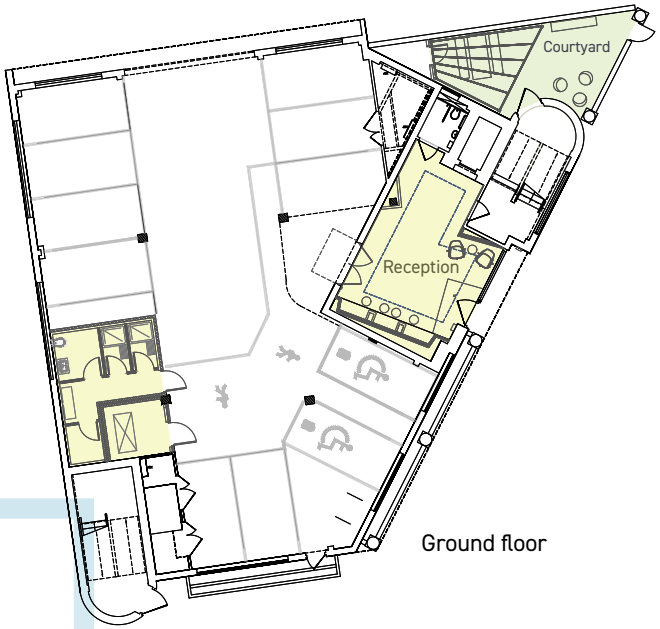
ACCOMMODATION

	sq ft	sq m
Third floor	3,517	327
Third floor terrace	216	20
Second floor	3,799	353
First floor	3,858	358
Ground reception	436	41
Total	**11,826**	**1,099**

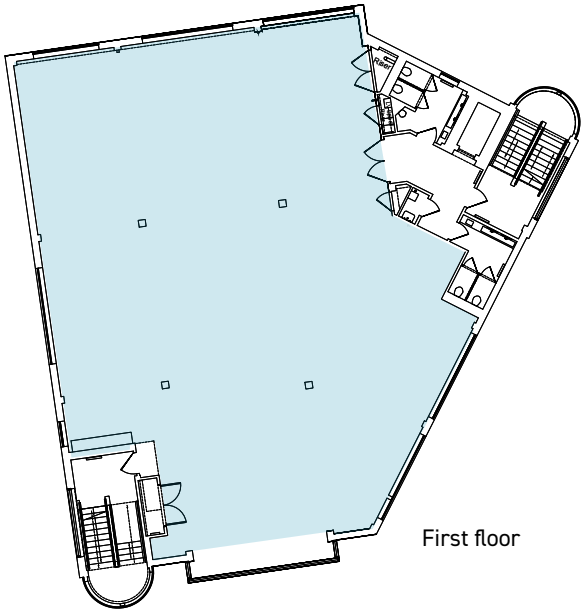
All areas IPMS3 approx



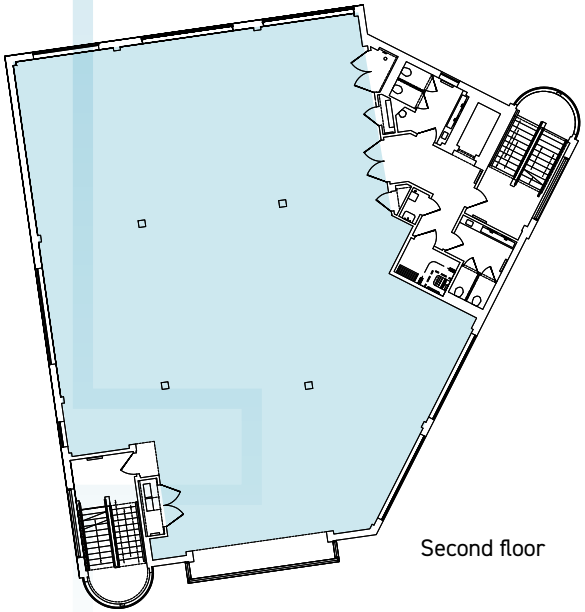




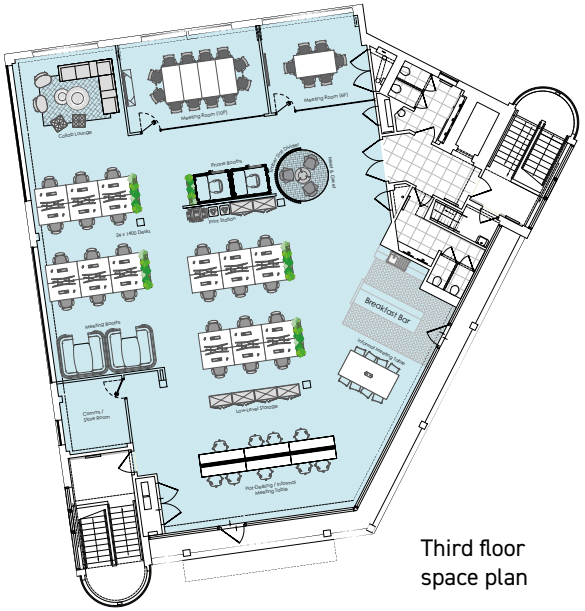
Ground floor



First floor



Second floor



Third floor
space plan

14
CASTLE
HILL

LOCATION

14 Castle Hill is located only a few minutes' walk from Maidenhead town centre and Elizabeth Line Station.

It occupies a prominent position fronting the Castle Hill roundabout on the A4. Approximately a 5 minutes drive to Junction 8/9 of the M4 and A404M.

Maidenhead is widely regarded as the flagship of the Thames Valley office market, due to its accessibilty from J8/9 of the M4 and an excellent rail service, including the Elizabeth Line.

The River Thames is located a short walk to the east of the town centre, making it one of the most attractive environments in the region. It also offers some of the UK's most famous restaurants, including The Fat Duck and The Waterside Inn.

Local facilities include a wide range of national retailers and restaurant amenities including the nearby Coppa Club and Roux at Skindles.

Amongst the other key amenities are David Lloyd Leisure, a Premier Inn hotel and an Odeon multiscreen cinema, all close at hand in the town centre, where major public realm improvements are underway.



Maidenhead has attracted leading companies from a variety of sectors.

Abbott · MAERSK · Johnson & Johnson · BIOGEN · FM Global

LEXMARK · Rank Group · SDL* · SAP · ZEBRA

ON YOUR DOORSTEP


























2 MILES TO M4 J8/9
MAIDENHEAD
ELIZABETH LINE
ODEON LUXE
8 MINS
A4
14 CASTLE HILL
Alnylam PHARMACEUTICALS
A308
David Lloyd CLUBS
Travelodge
ONE MAIDENHEAD
NICHOLSON QUARTER
GENESIS
BAD GODESBERG WAY
M&S EST. 1884
BT
Premier Inn
WATERMARK
HIGH STREET
MARKET STREET
Seqirus A CSL COMPANY
MAERSK
WATERSIDE
BRIDGE AVENUE
BRIDGE STREET
CHAPEL ARCHES
Sainsbury's
WAITROSE & PARTNERS
Hanson
FORLEASE ROAD
SAINT-CLOUD WAY
A4
Rank Group
REGENERATION SCHEMES
TO RIVER THAMES

MAIDENHEAD REGENERATION

The 'New Heart of Maidenhead' includes some transformational schemes, such as:

One Maidenhead will include up to 429 new homes, a new office building, multiple new retail units and a new vibrant public space.

The Nicholson Quarter is the regeneration of the town centre and the 1960s Nicholson Tower. This is expected to deliver more than 650 new homes, 300,000 sq ft of new office space, 6 new retail zones and a new multi storey car park.

The Waterside Quarter, the third phase of the **Chapel Arches** project which also incorporates the Picturehouse development and Chapel Wharf. Part of Maidenhead's Waterways Restoration Project, it includes 150 luxury apartments built by Shanley Homes, plus 14,000 sq ft of shops, bars and eateries.





14 Castle Hill is only a few minutes' walk from Maidenhead Station, from where Elizabeth Line services run fast into Central London and beyond.

Bond Street Station is only 41 mins direct, with Liverpool Street Station only 48 minutes away. Canary Wharf can be reached in under an hour.

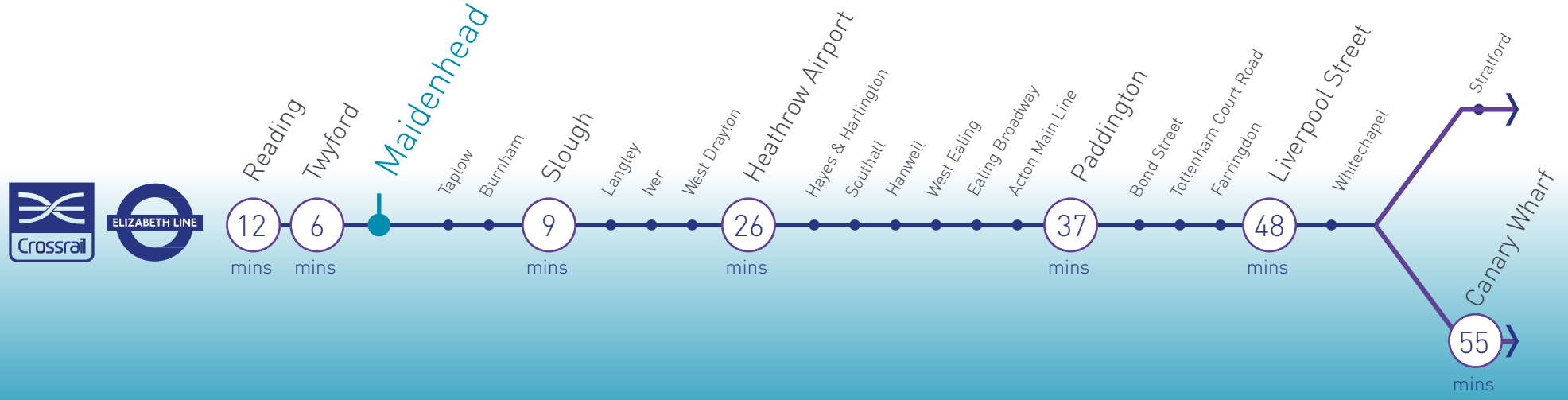
Maidenhead has excellent transport communication links, less than ten minutes to the M4 motorway (J8/9) and close to the M40 and M25.

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





14
CASTLE
HILL

VIEWINGS
By arrangement with the joint sole agents.

TERMS
Available on a new FRI lease for a term to be agreed. The lease will be direct with the Landlord.

BUSINESS RATES
The tenant will be responsible for paying Business Rates directly to the Local Authority.

LEGAL COSTS
Each party will be responsible for paying their own legal fees.

VAT
All figures quoted are exclusive of VAT which will be payable.

RENT
Upon application.

14castlehill.co.uk

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