



**RETAIL / LEISURE PREMISE  
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  
SIZES APPROX.





# 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, One Maidenhead and Watermark have completed, Tempo will follow by the end of the year, and plans are progressing for the new Nicholson Quarter.

The former Wilko premises has been split to create a new two storey unit with **retail access from West Street**.

The unit enjoys **high visibility from Bad Godesburg Way** with an average of 25,651 vehicles per day\* passing this

section of the A4, 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.

**Maidenhead is a thriving business hub**, home to major employers like Techtronic Industries and Maersk. The area also boasts a variety of leisure facilities including David Lloyd, Odeon, Travelodge, and Premier Inn, ensuring a vibrant and dynamic community.



# PROPERTY DETAILS

The former Wilko premises have been 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, from a fitness studio to a bulky goods retailer and everything in between.

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)
Total	12,335 sq.ft. (NIA)

## RENT

As existing: £60,000 +VAT per annum exclusive

Glazed option as CGI: Price on application

## BUSINESS RATES

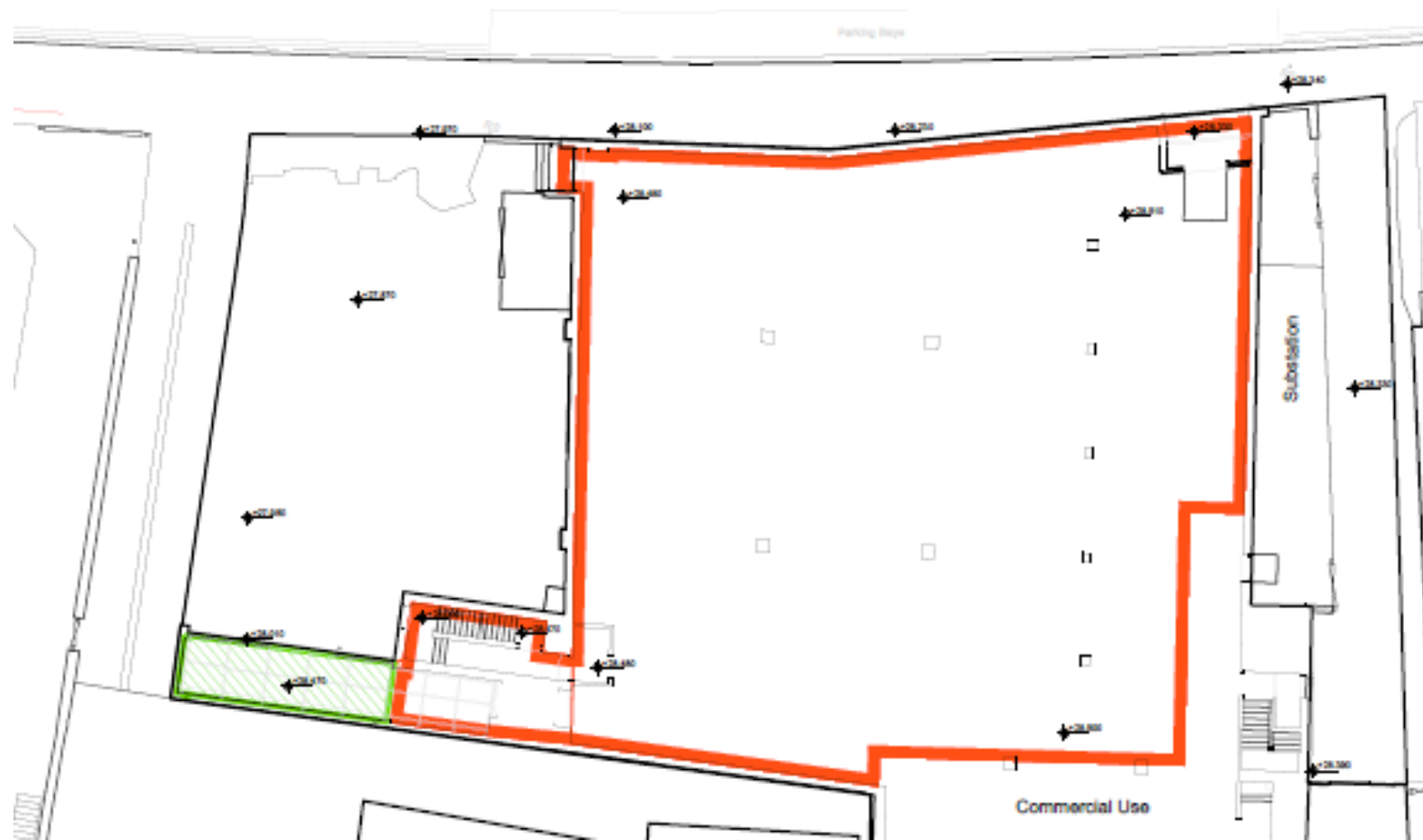
TBC

## CLASS

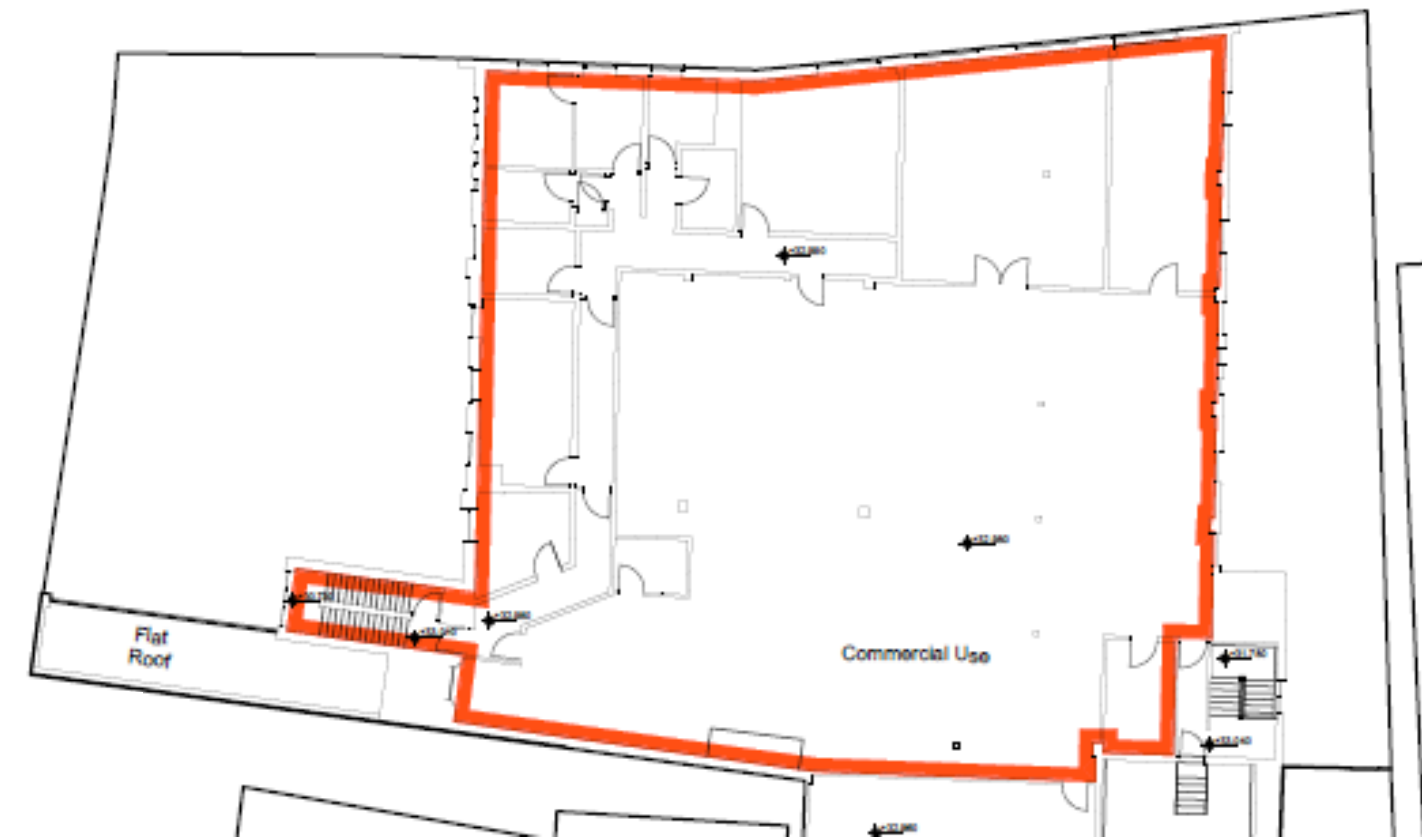
Class E Use

## LEASE

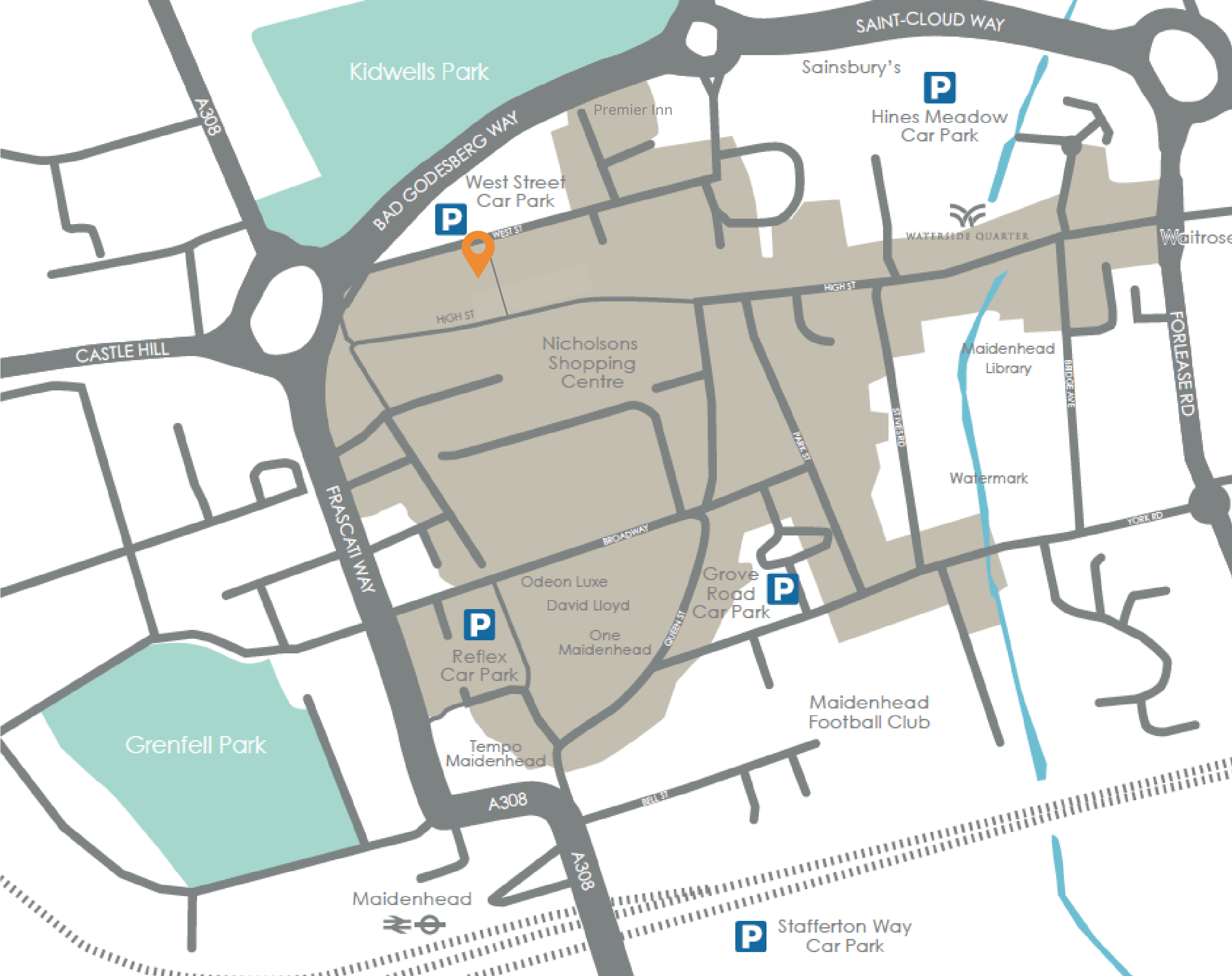
Available on a new lease, direct from the landlords on a term to be agreed by negotiation.



GROUND FLOOR



FIRST FLOOR



Reading 14 minutes	
Maidenhead	
Slough 8 minutes	
Heathrow T2 & 3 32 minutes	
Paddington 36 minutes	
London Liverpool Street 47 minutes	
Canary Wharf 54 minutes	

Maidenhead	
Marlow 5.7 miles	
Windsor 6.8 miles	
Henley-on-Thames 9.2 miles	
Heathrow Airport 13 miles	
Westfield London 26.5 miles	
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 234,000



AVERAGE OF 30,400  
VISITS PER DAY



103 MINUTE DWELL  
TIME ON AVERAGE





# GET IN TOUCH



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Owned and managed by:



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

Data source: Visitor Insights 1st Jan - 31st Dec 2024

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