



One Bell Street Maidenhead, SL6 1BU

Fully Fitted, High Quality Self - Contained Building

- » Delivered with a brand new fit out
- » 19,870 sq.ft
- » Fully fitted
- » Prime location

Viewings strictly by appointment with either of the joint sole letting agents,
Devono & Hurst Warne.

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One Bell Street is a fully fitted self-contained HQ building in the heart of Maidenhead, close to Maidenhead Station.

The building is arranged over four floors and benefits from a beautiful, high quality fit out.

One Bell Street is available as a whole (19,870 sq.ft) with tenants benefiting from a roof terrace, excellent natural light throughout and a high quality fit out in place comprising 132 desks and 41 meeting rooms / pods (see space plans for breakdown).



First floor





2nd Floor

5,955 sq.ft

- » 40 Workstations
- » 64 Lockers
- » 9-person boardroom
- » 3 Meeting rooms
- » 4 four-person pods
- » 14 Focus pods
- » Kitchen





1st Floor

5,945 sq.ft

- » 40 Desks
- » 64 Lockers
- » 9-person boardroom
- » 4 Meeting rooms
- » 4 Private offices
- » 4 focus pods
- » 4 four-person pods
- » Kitchen

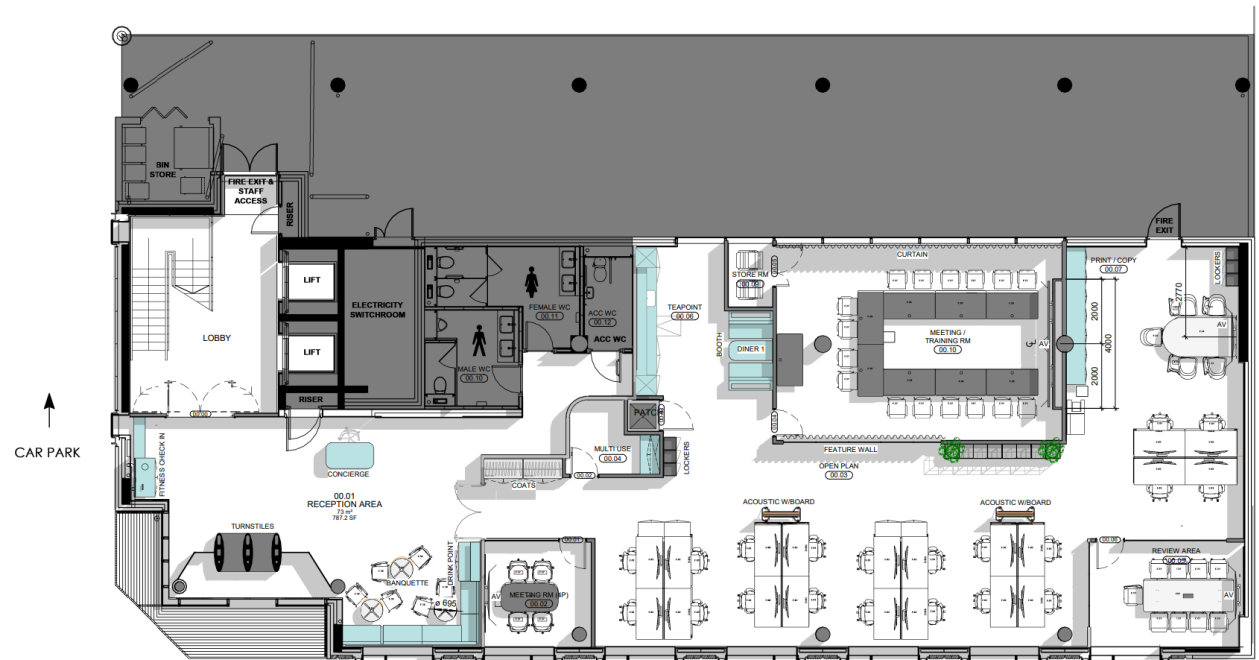




Ground Floor

2,844 sq.ft

- » 20 Workstations
- » 24 Lockers
- » 18-person training room
- » 2 Meeting rooms
- » Kitchen





Second floor



Third floor



Third floor



Roof Terrace



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The building is in close proximity to the town centre, with the High Street and Nicholson's Shopping Centre only a short walk away. Maidenhead town centre is currently undergoing a major transformation with new developments such as The Landing, offering an exciting and vibrant mix of living and working space.



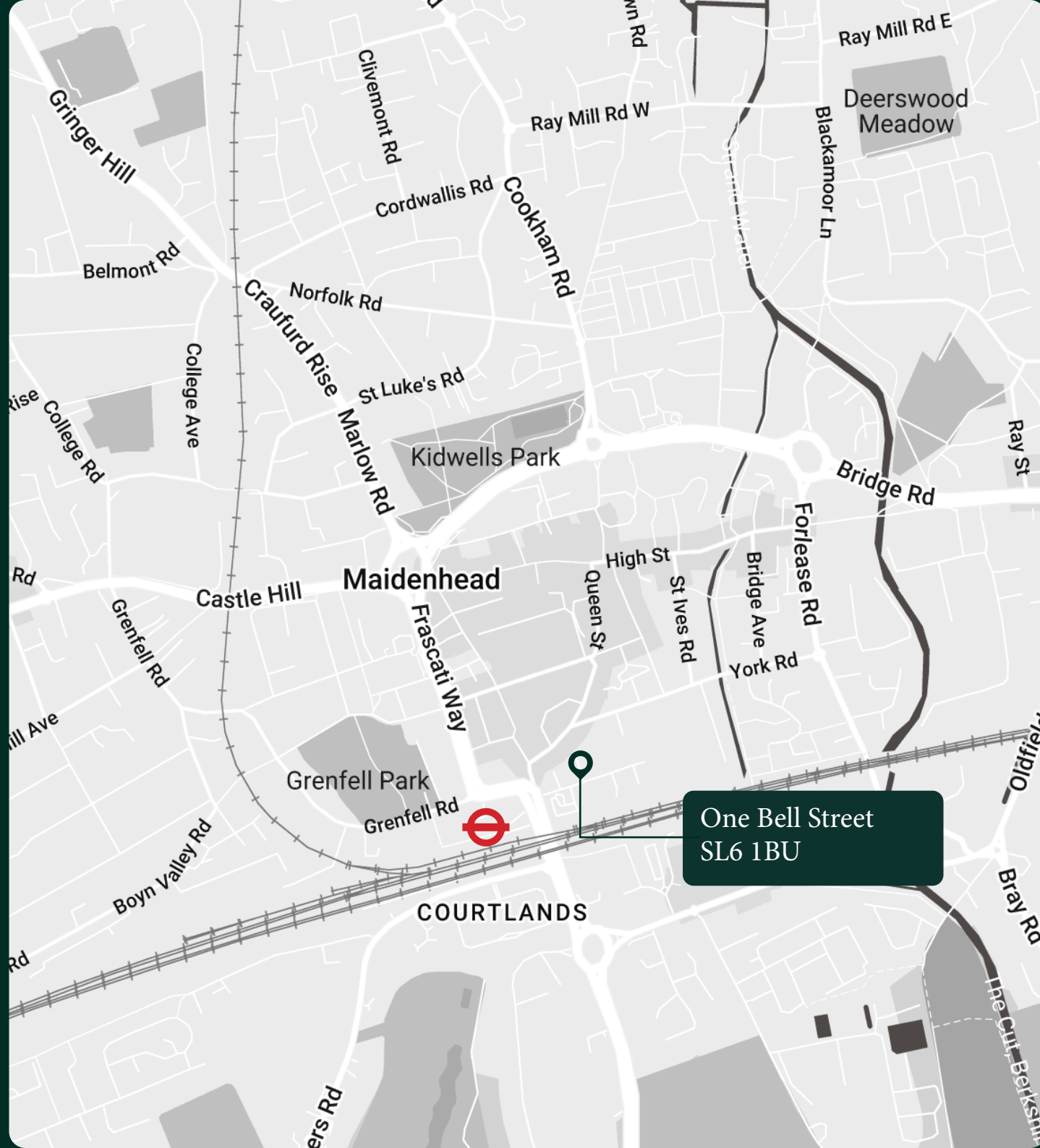


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Maidenhead railway station is 200 meters away, with access to the Elizabeth Line and the national rail network. Journey times to London Paddington are approximately 25 min and Reading 14 min.

One Bell Street is situated off King Street, which leads onto the A308 dual carriageway, providing direct access to both the A4 and the M4 motorway. Reading is approximately 13 miles from the building and central London. The M25 and M40 are approximately 10 miles from the building.

One Bell Street is also within close proximity to Heathrow airport and London Gatwick.

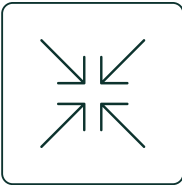




One Bell Street
Maidenhead, SL6 1BU



Amenities.



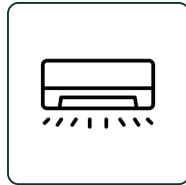
HIGH QUALITY
FITOUT



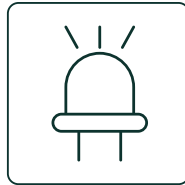
PRIME LOCATION



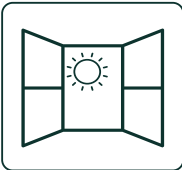
14 CAR SPACES



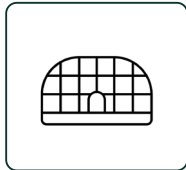
HYBRID VRF AC
SYSTEM



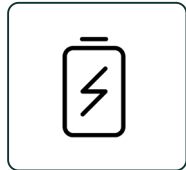
LED LIGHTING



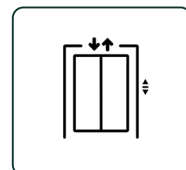
EXCELLENT
NATURAL LIGHT



1,437 SQFT ROOF
TERRACE



8 EV CHARGING
POINTS



2 PASSENGER
LIFTS



WC'S ON EACH
FLOOR



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Terms

One Bell Street is available on the basis of an assignment or a sublease. Alternatively, a new lease is available direct from the landlord.

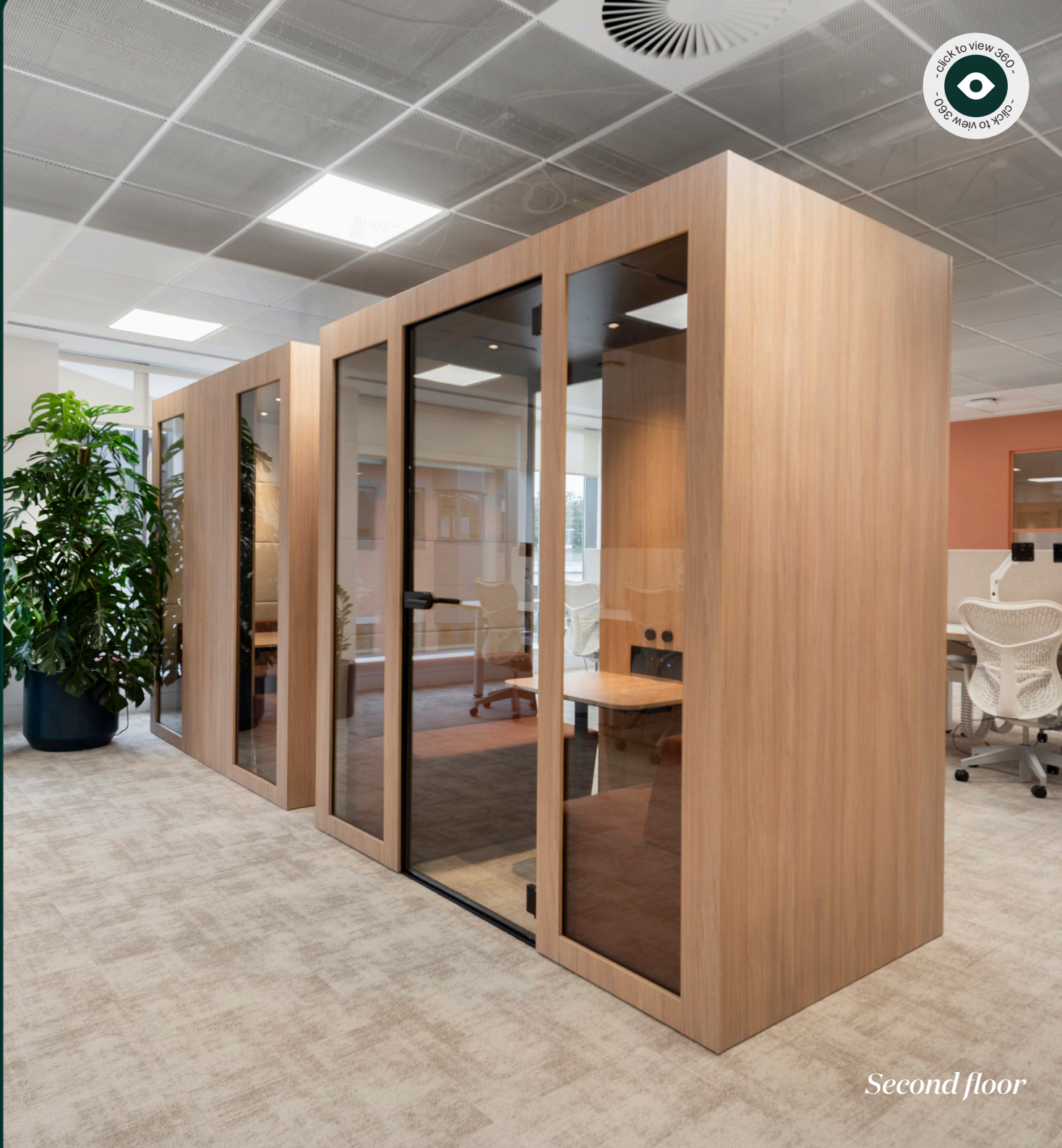
For full terms, please contact the letting agents.

ESG

EPC: The property has an EPC rating of A

BREEAM rating: Excellent

The building is net zero enabled



Second floor

DEVONO



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