



**6** BELL  
STREET

**AVAILABLE TO LET**

FULLY FITTED GROUND  
FLOOR SUITE

3,030 sq ft (281.49 sq m)  
Maidenhead SL6 1BU



2 La-Z-Boy  
1 Chantry  
G

6 BELL  
STREET



New office suite fully equipped to a high specification in an exceptional town centre location.









TARGETING  
EPC A



VRF HEATING /  
COOLING SYSTEM



ALL ELECTRIC  
BUILDING



FULLY FITTED  
AND FURNISHED



SHOWER  
ROOM



14 CAR  
PARKING SPACES  
(1:219 SQ FT)



SECURE CYCLE  
STORAGE



EV CHARGING  
POINTS

**ewave**

5 STAR  
CONNECTIVITY  
CERTIFICATION













# Designed with wellbeing in mind

## ESG

- ◇ Targeting EPC A
- ◇ Fully electric building
- ◇ 100% renewable electricity
- ◇ EV charging points
- ◇ LED lighting
- ◇ Smart power sockets
- ◇ Solar PV coming summer 2025
- ◇ Secure cycle storage
- ◇ Shower room







# Accommodation

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



Ground floor plan  
3,030 sq ft (281.49 sq m)

For indicative purposes only. Not to scale.





## Close to station

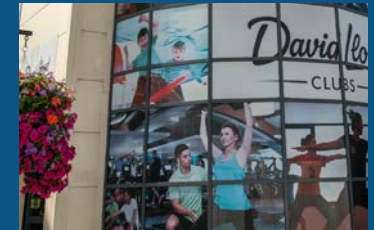
6 Bell Street is centrally located in Maidenhead town centre, just a 2 minute walk from Maidenhead Station offering fast services into Paddington and Central London.

The town centre has received substantial investment over the last few years with a wealth of new shops, cafes and restaurants in close proximity to Bell Street.

Bell Street has an established business community and has recently welcomed tenants in the technology, manufacturing, and mining sectors.



Nicholson Quarter development (CGI)



David Lloyd Health Club



Coppa Club



Premier Inn



Boulter's Lock

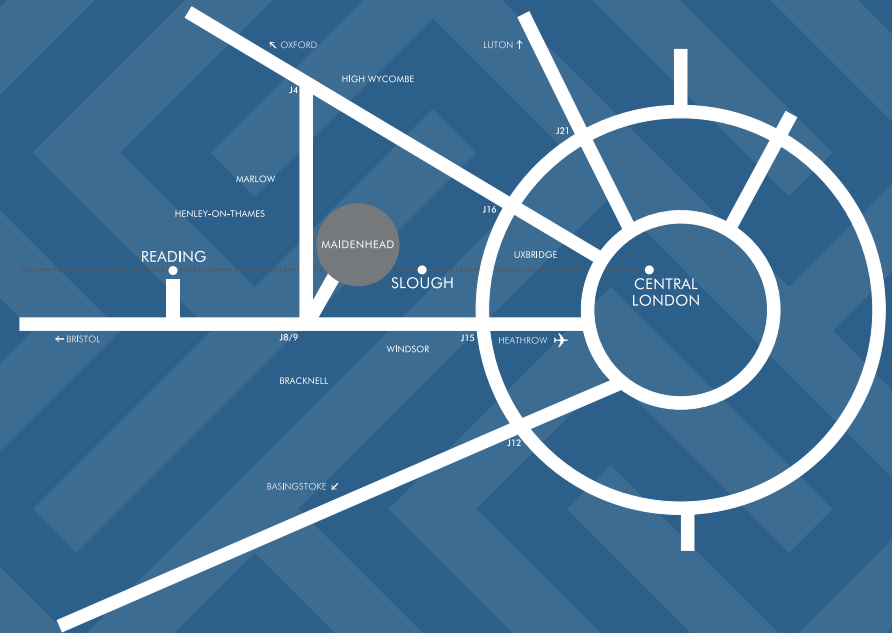
# Be well-connected

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).



Rail	mins (fastest)
Reading (GWR)	15
London Paddington (GWR)	18
Heathrow Airport	32
Bond Street	45

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



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.

## Viewing and further information



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