

ONE BELL STREET

MAIDENHEAD
SL6 1BU

HIGH QUALITY, PLUG AND PLAY
OFFICE SPACE 160 METRES FROM
MAIDENHEAD TRAIN STATION.

19,870 SQ FT / 1,846 SQ M TO LET

Welcome to One Bell Street

A fully fitted self-contained HQ building in the central heart of Maidenhead



Description

Originally constructed in 2009, One Bell Street was subject to a major refurbishment which completed in 2023. The works included a full M&E replacement, including LED lighting, a new VRF system and removal of gas to provide a self-contained office building of approximately 19,870 sq ft. There is a terrace located on the third floor which extends to an additional 1,437 sq ft of useable space.

The property includes 14 car parking spaces at the rear of the building, 8 of which are EV charging enabled.



Recently Refurbished



Plug and Play office space



160m from Maidenhead Station



EPC Rating 'A'



3rd Floor Terrace



14 car parking spaces incl. EV charging



Business Ready Space. Fully fitted and ready for occupation

This highly sustainable building was fitted out to an exceptional standard in 2024. All the existing furniture is available providing a major cost saving to a tenant taking space.

Specification Includes:

- > Hybrid VRV comfort cooling and heating
- > New suspended metal ceiling
- > LED lighting with integrated energy saving controls
- > Full access raised floors
- > Full energy metering infrastructure
- > Photovoltaics
- > 14 parking spaces 8 of which are EV enabled
- > Showers on upper floors
- > 20 cycle racks
- > 2 x 8 person lifts
- > 3rd floor roof terrace



Strategically located – 13 miles north east of Reading and 30 miles west of central London – makes Maidenhead one of the Thames Valley’s principal office markets

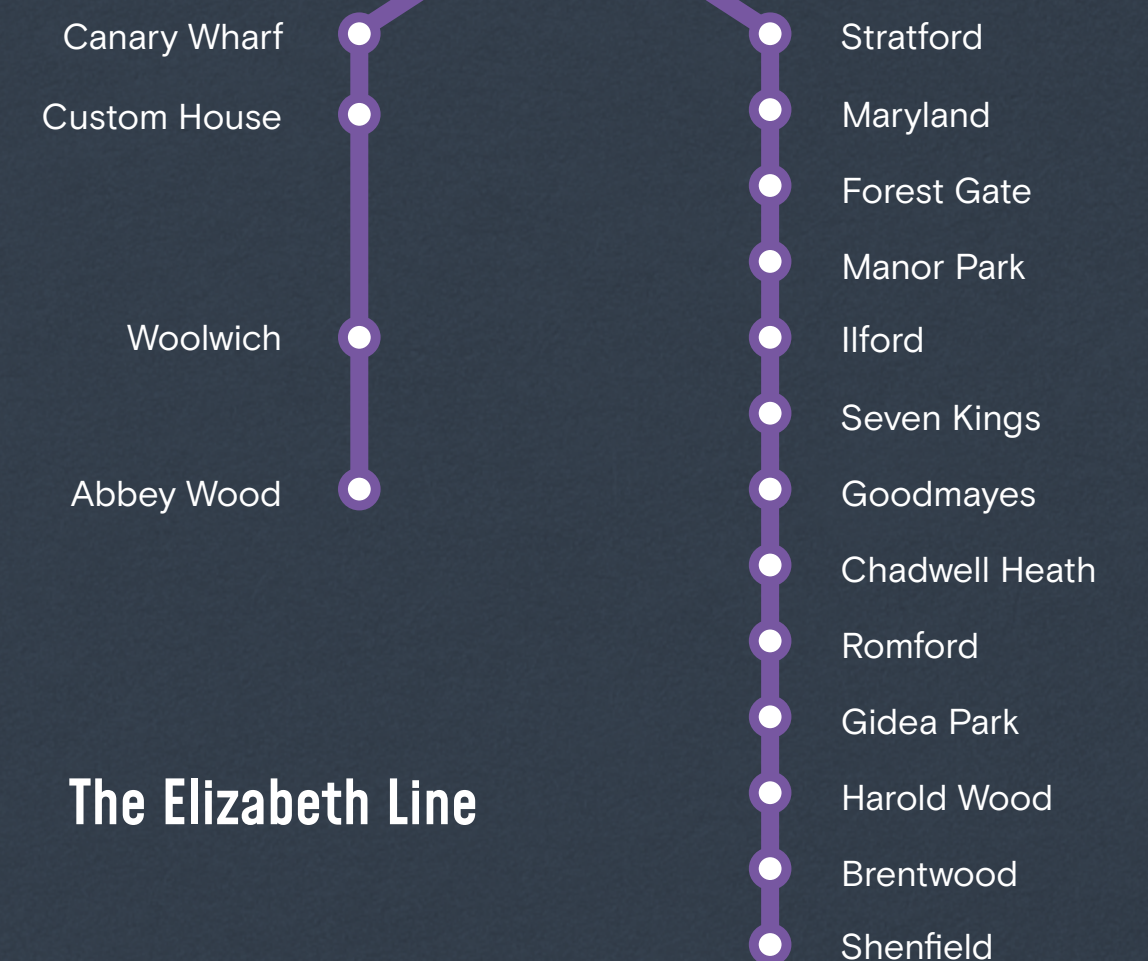
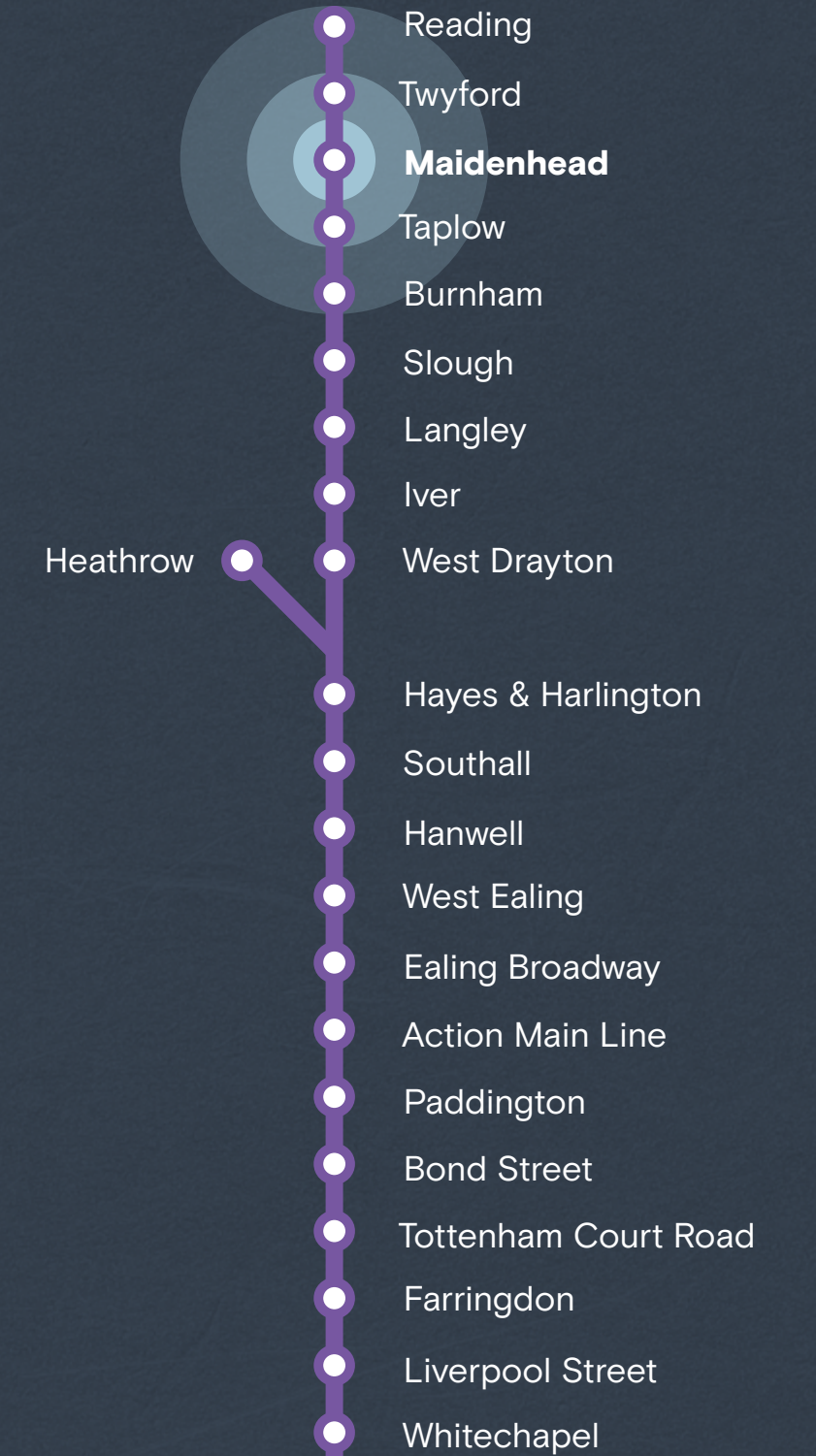


Location

Maidenhead is a prominent town located in the south east of England, within the Royal Borough of Windsor. It is adjacent to the M4 motorway providing access into London and the wider motorway network, with Heathrow Airport 16 miles to the east. Maidenhead has been targeted as an area of investment and is a popular destination for a number of corporate occupiers. Maidenhead is also close to a number of tourist attractions and sporting venues including Windsor Castle, 7 miles to the south east and Ascot Racecourse, 11 miles to the south.

One Bell Street is located 160 metres from Maidenhead train station and 650 meters from Braywick Park which provides 40 hectares of park and sports grounds. The property is in close proximity to the town centre where occupiers on the High Street include Marks & Spencer and Holland & Barrett.

Maidenhead town centre is currently undergoing a major transformation with new developments such as The Landing scheme and Nicholson Quarter which are situated to the rear of the property offering an exciting and vibrant mix of living, working and retail space.



The Elizabeth Line

Designed to do business.

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

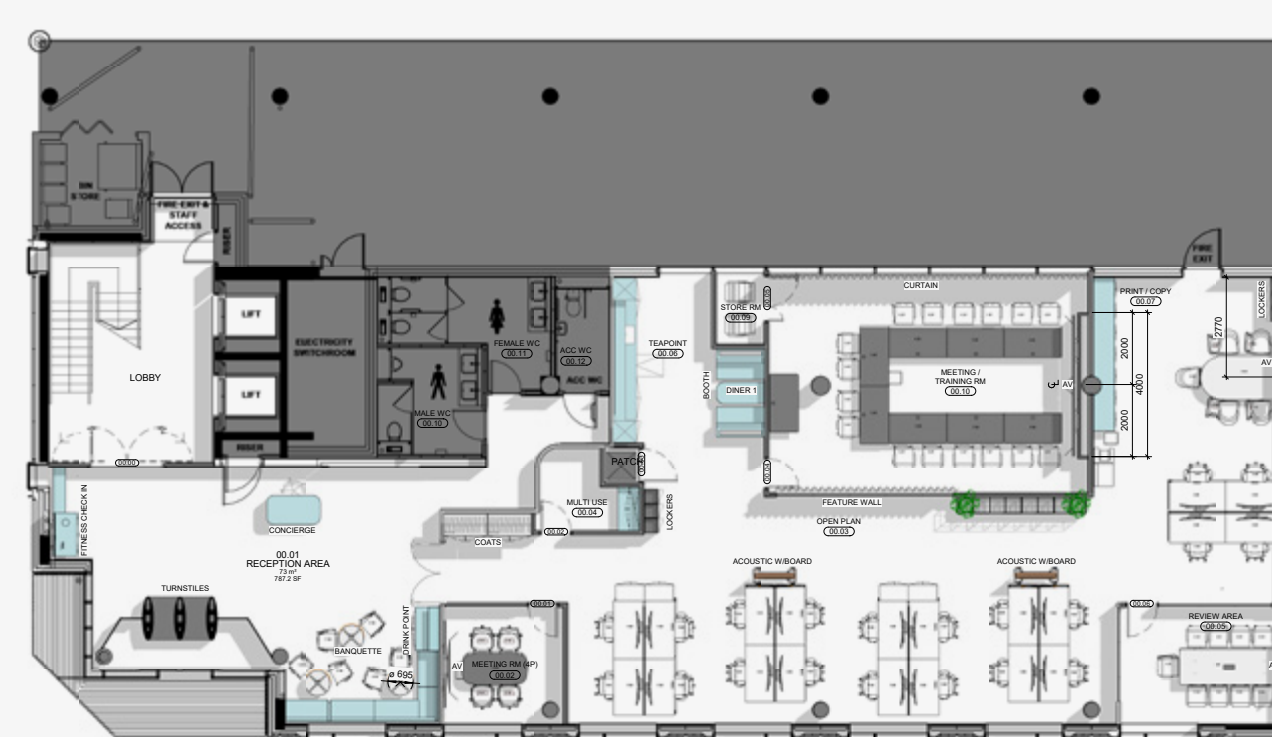


Accommodation

One Bell Street is available as a whole with a tenant 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 and high quality break out and kitchen areas.

Floor	SQ FT	SQ M
3rd – Terrace	1,437	133.7
3rd	4,412	409.9
2nd	5,955	553.2
1st	5,945	552.3
Ground	2,844	264.2
Total	19,870	1,846

Ground Floor



First Floor



Second Floor



Third Floor



ESG

One Bell Street offers highly sustainable business space.

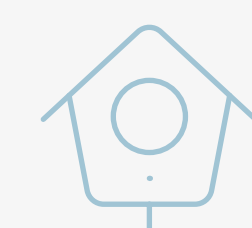
One Bell Street has been designed to achieve a Net Zero Carbon performance in operation. By removing gas consumption, addressing energy demands through a highly efficient servicing strategy including heat pumps, and utilising PV technology to maximise on-site electricity generation, the refurbishment of One Bell Street has created one of the most sustainable office buildings in the region.



Sedum roof with pollinators



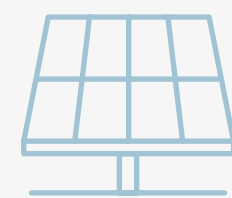
LED lighting, DALI daylight controls & power reduction -43% target energy savings



Installation of bat boxes, bird boxes and bee hotel



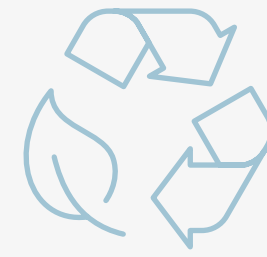
Recently Refurbished



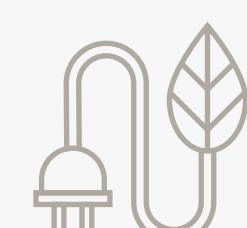
20kW PV Installation
13% target energy savings



Leak detection for water conservation



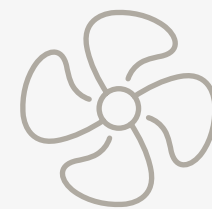
98% of waste recycled



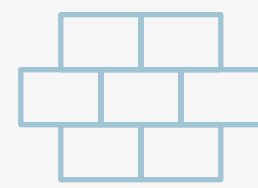
88kWh/m2/yr targeted energy savings



Heat Pump heating & domestic hot water - target 9%



Hybrid VRF
13% target energy savings + reduced CO₂ depleting gases



Reuse of existing materials during construction



8 electric vehicle charging spaces

BREEAM®
RATING
'EXCELLENT'



EPC
RATING 'A'



NET ZERO
ENABLED

SKA

SKA
GOLD

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