

I BELL STREET

MAIDENHEAD

SL6 1BU



ACQUIRING AGENT FEES PAID *
FULLY FITTED, HIGH QUALITY SELF-CONTAINED
OFFICE BUILDING, 200 METERS FROM MAIDENHEAD
STATION - 19,870 SQ FT

TO LET - 19,156 SQ FT (1,779.65 SQ M)

 **Hurst
Warne**

KEY BENEFITS

- Superb quality, fully fitted office space
- 200m from Maidenhead Train Station
- BREEAM Rating Excellent
- EPC A (14)
- 14 parking spaces (8 Electric Vehicle Charging points)
- 3rd floor roof terrace

LOCATION

Maidenhead is a prominent town located in the south east of England, within the Royal Borough of Windsor. The town is one of the Thames Valley's principal office markets as it benefits from its strategic location, being 13 miles north east of Reading and 30 miles west of central London. 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 prominently located 160 metres from

DESCRIPTION

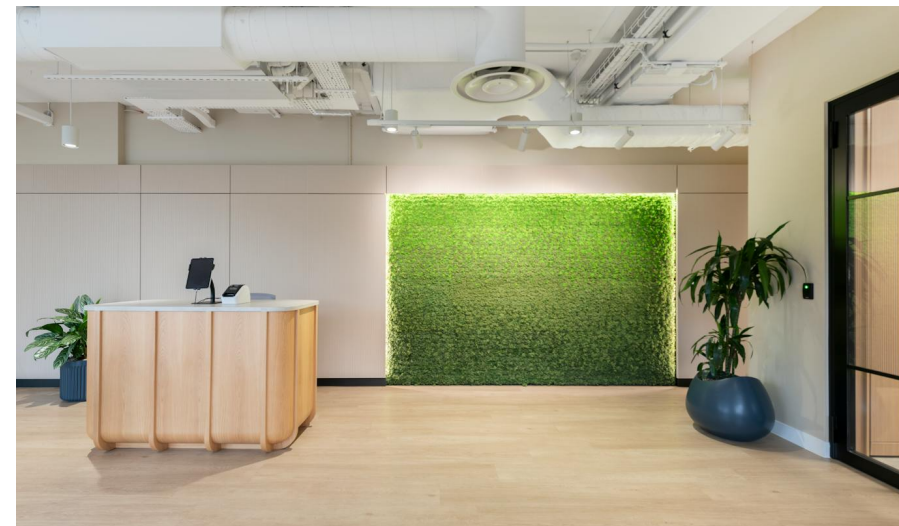
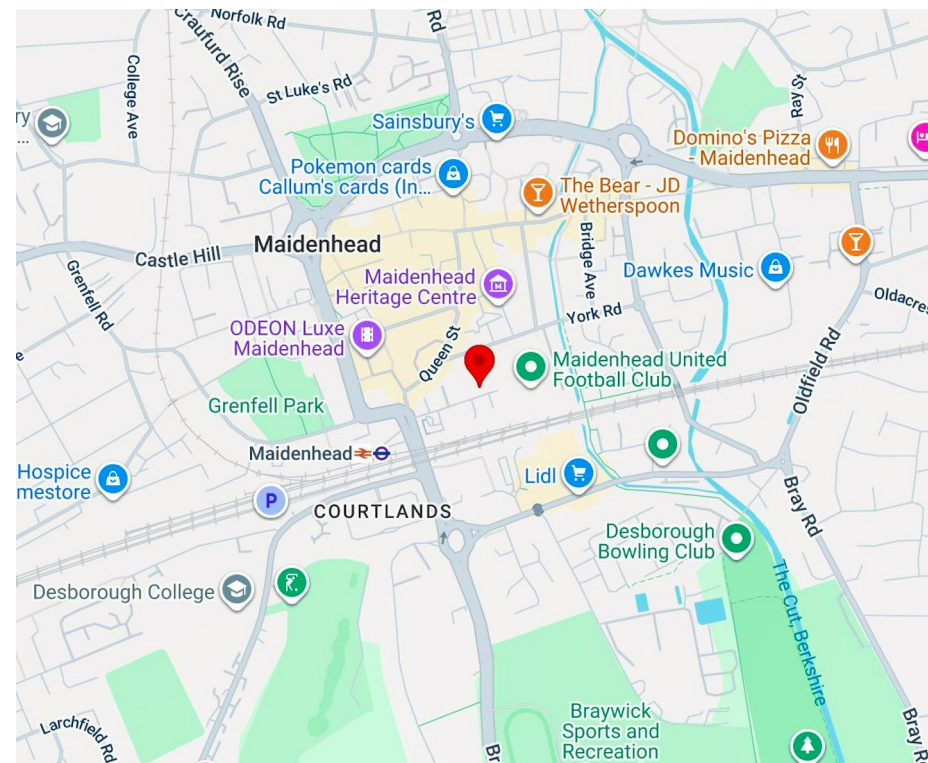
Originally constructed in 2009, the building was subject to a major refurbishment which completed in 2023. The refurbishment included a significant internal and full M&E refurbishment, including LED lighting, VRF system and removal of gas to provide a self-contained office building of approximately 19,870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

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

The highly sustainable building was fitted out to a very high standard in 2024. All the existing furniture which has hardly been used is available providing a major cost saving to a tenant taking space.

SPECIFICATION

- * Hybrid VRV comfort cooling and heating
- * New suspended hybrid 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
- * 3rd floor roof terrace





SUMMARY

- Rent: £45 per sq ft
- Available Size: 19,156 sq ft
- Rates Payable: £15.72 per sq ft 2026-2027
- EPC: A (14)



VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	2,844	264.22	Available
1st	5,945	552.31	Available
2nd	5,955	553.24	Available
3rd	4,412	409.89	Available
TOTAL	19,156	1,779.66	

Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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