



Location

Maidenhead is a busy market town located approximately 6 miles north west of Windsor, 15 miles north east of Reading and 9 miles west of Slough.

Nicholsons Shopping Centre is the prime shopping destination situated in the heart of the town centre between the pedestrian High Street and Broadway. Occupiers within the scheme include the likes of Pandora, Superdrug, Card Factory, Clarks, WHSmith, Iceland and Ryman.

The subject unit is located on Queens Walk close to the entrance where Café Nero and Vodafone are situated.

Accommodation

Ground Floor	1,245 sq ft	115.71 sq m
First Floor Ancillary	205 sq ft	19.05 sq m
Total	1,450 sq ft	134.76 sq m

Lease Term

The premises are available by way of a new EFRI lease for a term to be agreed.

Contact

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Rent

Rent on application

Rates

Rateable Value	£12,750
UBR	0.499 (2023/24)

Interested parties are advised to make their own enquiries with The Royal Borough Of Windsor & Maidenhead to confirm their exact liabilities and any transitional relief.

Costs

Each party to be responsible for their own costs incurred in the transaction.

Energy Performance Certificate

Certificate available on request.

Service Charge

£9,811 per annum

Viewing

Viewings are to be arranged in advance via Sole Agents KLM Real Estate.

