



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	1,691 sq ft	157.16 sq m
First Floor Ancillary	533 sq ft	49.54 sq m
Total	2,224 sq ft	206.69 sq m

Lease Term

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

Rent

Rent on application

Contact

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Rates

Rateable Value	£15,500
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

£15,048 per annum

Viewing

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



50 metres

Experian Goad Plan Created: 15/02/2023
 Created By: Kitchen LaFrenais Morgan

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