



### *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 Brock Lane Mall adjacent to H Samuel and Cardzone.

### *Accommodation*

Ground Floor	1,282 sq ft	119.14 sq m
First Floor Ancillary	670 sq ft	62.27 sq m
<b>Total</b>	<b>1,952 sq ft</b>	<b>181.41 sq m</b>

### *Lease Term*

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

### *Rent*

Rent on application

### *Contact*

Estée Coulthard-Boardman  
+44 (0)7442 857 172

Will Thomas  
+44 (0)7795 691 490

### *Rates*

Rateable Value	£12,000
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.

### *Energy Performance Certificate*

Certificate available on request.

### *Costs*

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

### *Service Charge*

£13,207 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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