

*Unit 59-61 Kings Walk, Nicholsons Shopping Centre,
Maidenhead*



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 Kings Walk opposite WHSmith, The Works and The Fragrance Shop.

Accommodation

| | | |
|-----------------------|---------------------|----------------------|
| Ground Floor | 8,219 sq ft | 763.85 sq m |
| First Floor Ancillary | 5,308 sq ft | 493.31 sq m |
| Total | 13,527 sq ft | 1,257.16 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

Estée Coulthard-Boardman

Will Thomas

Rates

| | |
|----------------|-----------------|
| Rateable Value | £35,750 |
| 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.

Service Charge

£91,524 per annum

Energy Performance Certificate

Certificate available on request.

Viewing

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