

PRELIMINARY DETAILS

MAIDENHEAD COURT
BOATHOUSE

COURT ROAD
MAIDENHEAD SL6 8LQ



A unique Grade II listed building overlooking the River Thames

7,300 sq ft

To be Refurbished. Suitable for a variety of Class E Uses including HQ Office,
Medical or Leisure.

FOR SALE OR TO LET

MAIDENHEAD COURT BOATHOUSE

COURT ROAD
MAIDENHEAD SL6 8LQ



Maidenhead Court Boathouse is a Grade II listed Edwardian Boathouse, which has been reconstructed to provide a modern working environment whilst keeping the original façade. The property enjoys superb views over the River Thames, with direct access to the Riverside Walk.

The property is situated within extensive landscaped grounds and is approached by way of a private drive off Court Road.

The accommodation is arranged on ground and 2 upper floors and currently provides open plan space and private offices.

All floors have the benefit of superb views over the River Thames and the garden leading down to the River.

There is substantial on-site car parking.



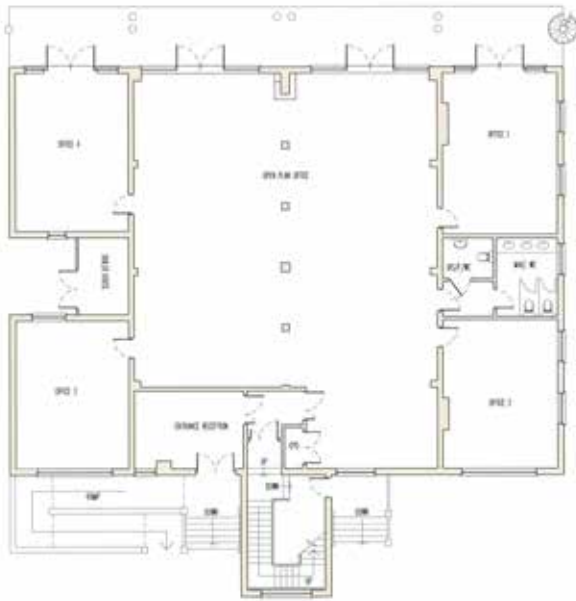
SPECIFICATION

- Excellent natural light
- Gas central heating
- Air cooling
- Suspended ceilings
- Recessed lighting
- Fully fitted carpets
- Male and female WC on each floor
- 40 on site car parking spaces

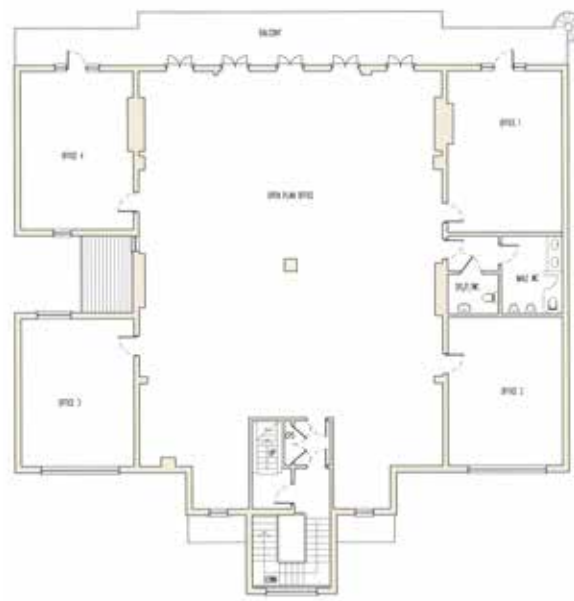
The property is to be fully refurbished, further details on request.

APPROXIMATE FLOOR AREAS (net internal)

Ground Floor	2,965 sq ft	275.45 sq m
Reception	225 sq ft	20.90 sq m
First Floor	3,250 sq ft	301.92 sq m
Second Floor	860 sq ft	79.89 sq m
Total	7,300 sq ft	678.17 sq m



Ground floor plan



First floor plan



Second floor plan



MAIDENHEAD COURT BOATHOUSE

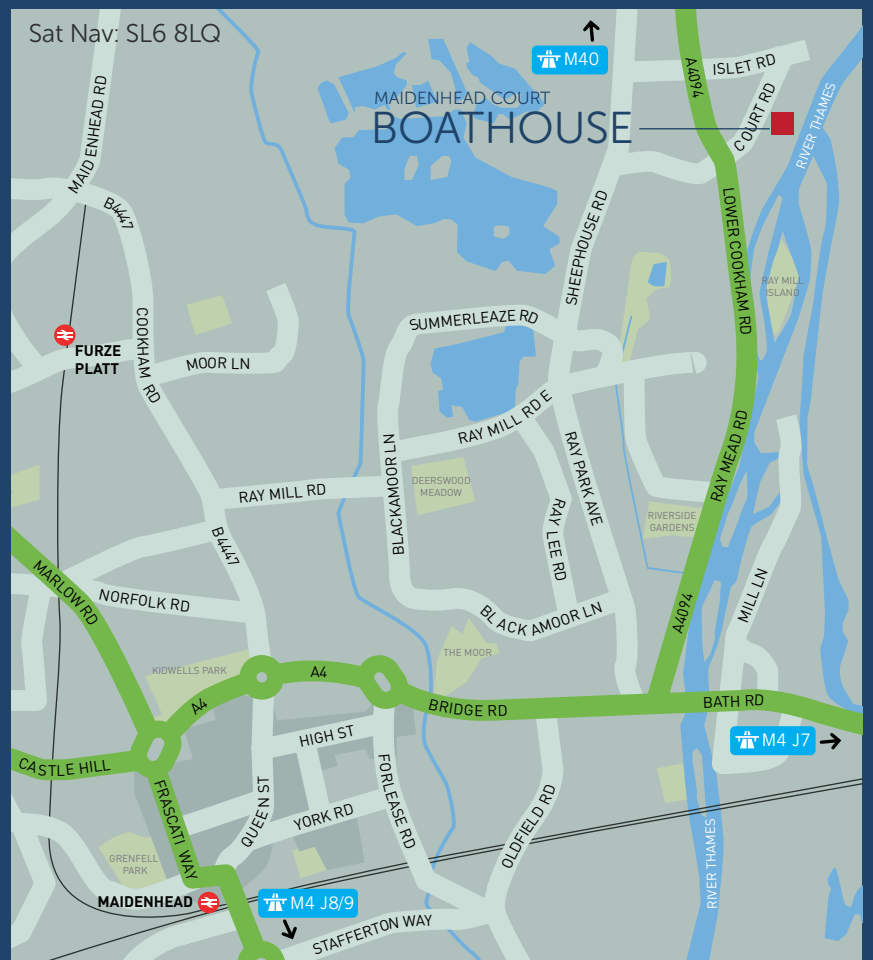
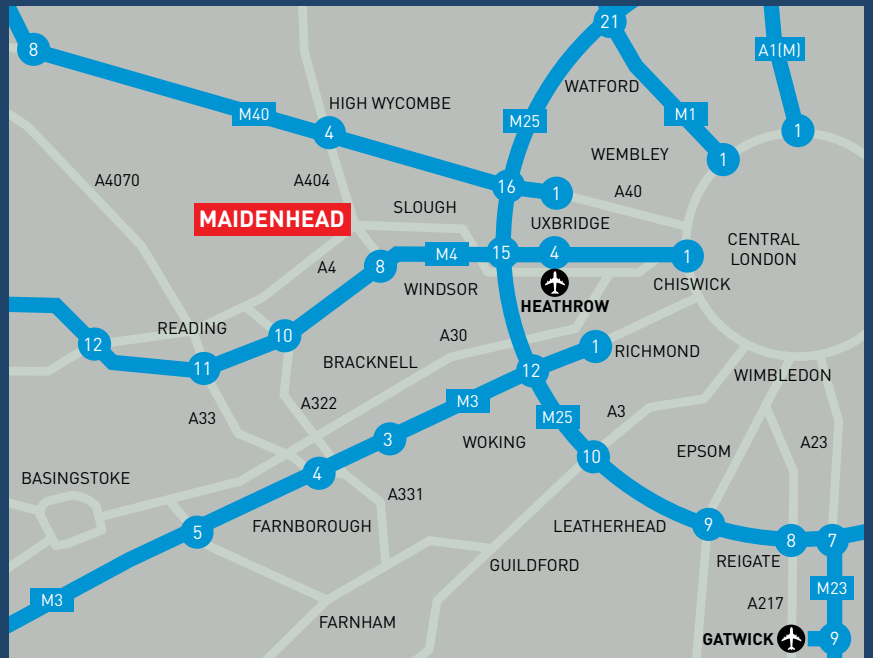
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LOCATION

Maidenhead is an affluent town to the south-west of London, approximately 4 miles north of the M4 (junctions 8/9) and approximately 15 miles to the west of the M25 (junction 15).

There are excellent rail services to London Paddington (fast train 18 minutes). London Heathrow Airport is situated approximately 15 miles to the south-east. The new Maidenhead Elizabeth Line station is due to open in 2022 with Crossrail connections to Central London approx. 41 minutes.

Court Road is a predominantly residential street on the south-west side of the River Thames within the Maidenhead Riverside conservation area.



ENERGY PERFORMANCE CERTIFICATE

The building current has an EPC rating of D. A new EPC will be commissioned following refurbishment.

TENURE

The property is available on a new FRI Lease or For Sale Freehold.

RENT / PRICE

On application.

VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:



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