

6 Bell St

3,697 sq ft (343.46 sq m)
First floor self-contained, fully
fitted, Grade A office suite

3,060 sq ft (284.28 sq m)
Ground floor suite

Total 6,757 sq ft (627.74 sq m)

M Maidenhead SL6 1BU



Ready to occupy fully fitted suite

6 Bell Street is a modern, self-contained office building of Grade A accommodation over three floors. The property was comprehensively refurbished in 2015 and the reception is to be updated again. The first floor suite is available immediately benefiting from the previous tenant's fit-out.

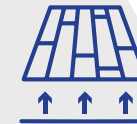
The ground floor with Cat A finish will be available from mid-February 2023.



FULLY FITTED OFFICE



FRESH AIR COOLING SYSTEM



RAISED FLOORS



SHOWER ROOM (GROUND FL.)



DISABLED WC (GROUND FL.)



EPC B-(37)



15 CAR PARKING SPACES



CYCLE RACK



Accommodation

Self-contained, fully fitted,
Grade A office suite

The suite includes 2 meeting rooms,
a large kitchen/breakout area, and
it is workstation ready.

3,697 sq ft (343.46 sq m)

Rent

POA

Rates payable

£8.38 per sq ft

Rateable value

£60,500

Service charge

£9.72 per sq ft

Terms

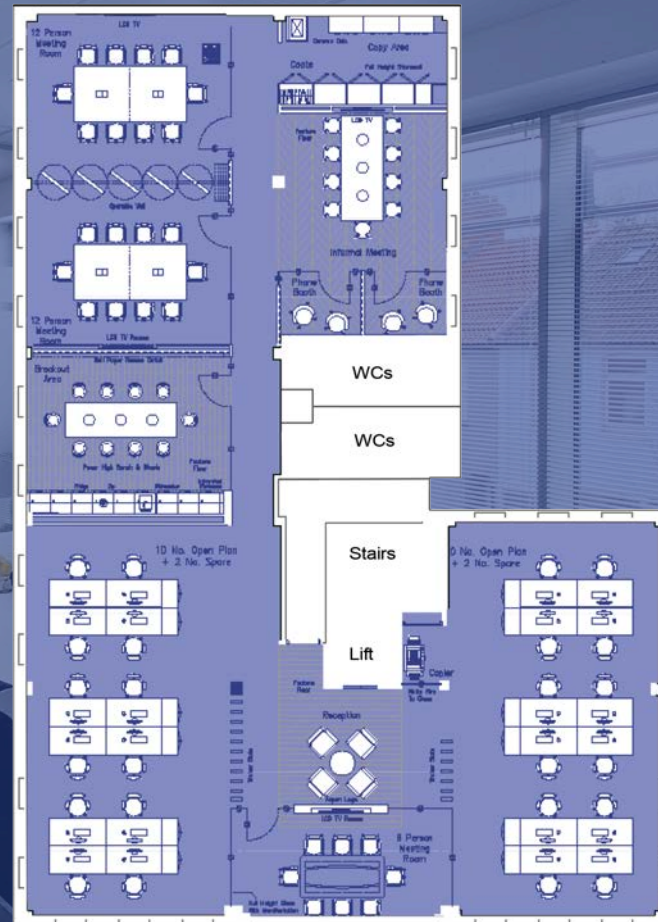
Available on a new effective full repairing and
insuring lease for a term to be agreed.

Legal costs

Each party will be responsible for paying their
own legal fees.

VAT

We understand that this property is elected for
VAT. All figures quoted are exclusive of VAT.



First floor plan showing fitted
office configuration



Ground floor plan
3,060 sq ft (284.28 sq m)

For indicative purposes only. Not to scale.



Close to station

6 Bell Street is centrally located in Maidenhead town centre opposite the train station.

There is a wealth of shops, cafés, restaurants and hotels in close proximity to the offices.



Part of Nicholson Quarter development (CGI)



David Lloyd Health Club



Coppa Club



Premier Inn

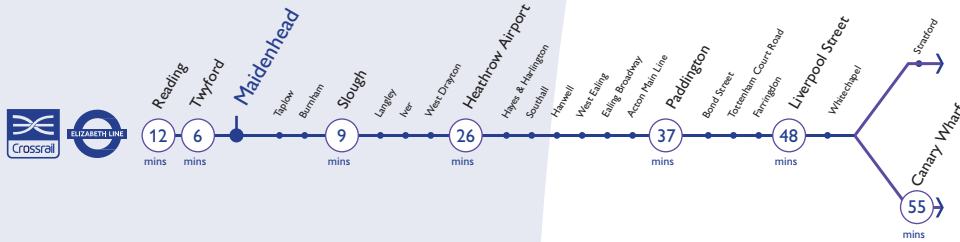


Boulters Lock

Be well-connected

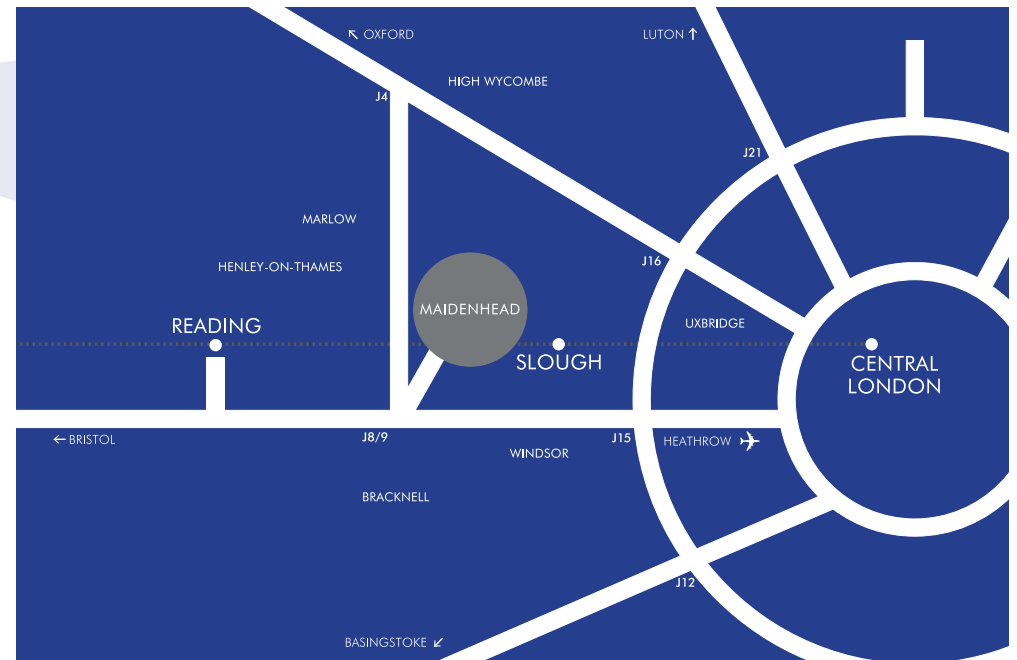
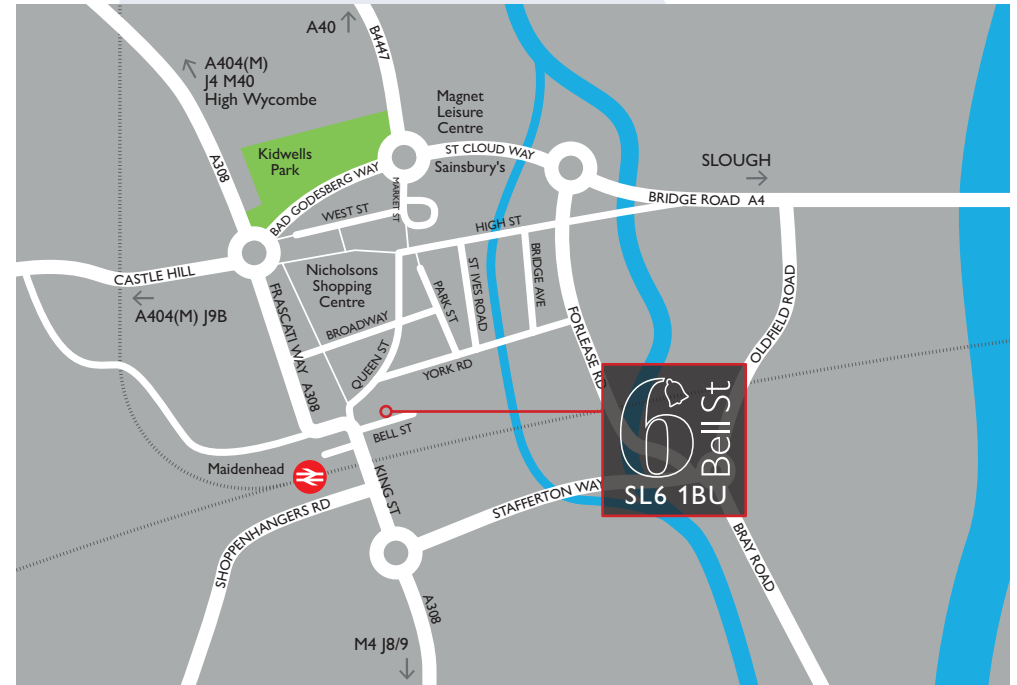
6 Bell Street is centrally located opposite Maidenhead Crossrail Station which has quick links into London Paddington. The Crossrail (Elizabeth Line) which will reduce journey times into the West End providing journey times to Bond Street in 41 minutes.

Maidenhead has excellent transport communication links, less than ten minutes to the M4 motorway (J8/9) and close to the M40 and M25. Located in the Thames Valley with several other key towns in close proximity such as Reading, Bracknell and High Wycombe all within 15 miles.



| Road | miles |
|-------------------|-------|
| M4 (junction 8/9) | 2 |
| M40 (junction 4) | 8 |
| M25 (junction 15) | 10 |
| Central London | 25 |
| Heathrow Airport | 15 |
| Luton Airport | 42 |
| Gatwick Airport | 50 |

| Rail | mins (fastest) |
|-------------------------|----------------|
| Reading (GWR) | 15 |
| London Paddington (GWR) | 18 |
| Heathrow Airport | 32 |



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