

REFURBISHED RETAIL / OFFICE PREMISES **TO LET**



1,700 Sq. Ft. (157.90 Sq. M.)

Broadway House
Broadway/Queen Street

Maidenhead

SL6 1HZ

PROMINENT CORNER LOCATION - AVAILABLE MAY 2021

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Broadway House is situated on the corner of Broadway and Queen Street, opposite Romans Estate Agents, in a very prominent position in the centre of Maidenhead.

Maidenhead is currently the subject of a major town centre regeneration plan that includes The Hub Development, located opposite Broadway House and due to start later this year comprising approximately 425 flats, shops/leisure space, and 100,000 sq. ft. of offices with a new public square.

Broadway House is next to Nicholson's Walk, the shopping mall where the owners are planning a major redevelopment with new shops, leisure, offices and flats.

Maidenhead Railway Station is just 5 minutes' walk from Broadway House providing a direct service to London (Paddington) and Reading. The Crossrail/Elizabeth Line due for completion by mid-2022 will provide a direct service from Maidenhead to London's West End and City taking approximately 40 minutes.

Description

On completion in May 2021 Broadway House will provide 1,700 sq. ft. (gross) of open plan floor space with dual street frontage. The 'shell' specification will include provision for toilets, first fix services and shop windows/doors.

The property will be suitable for all Retail, Offices or other Class E Uses such as Estate Agents, Insurance Brokers, Cafes, and Medical/Clinics.

Accommodation

	Sq. Ft.	M2
Estimated Net Internal Area	1,570	145.9

A floor plan is available on request

Terms

Rental: POA

The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The property is available on a new effective full repairing and insuring lease for a lease term of 5 years and upwards.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

The property will be re-assessed for rating purposes on completion of the building works.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

To be assessed on completion of works.

Viewing and further information



Ron Gower

ron.gower@kemptoncarr.co.uk

07831 899443



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

