



14

CASTLE
HILL
MAIDENHEAD
SL6 4JJ

TO LET

PROMINENT SELF-CONTAINED TOWN CENTRE OFFICE BUILDING
WITH EXCELLENT PARKING PROVISION
3,517 TO 11,826 SQ FT (327 TO 1,099 SQ M)

14castlehill.co.uk

14

CASTLE
HILL

14 Castle Hill is a highly prominent office building, only a few minutes walk from Maidenhead Station and all the amenities of the town centre.

The landlord has delivered a comprehensive refurbishment to provide one of Maidenhead's most appealing office products.

Key benefits include an excellent town centre parking ratio (1:380 sq ft), Grade A specification throughout, new end-of journey facilities and 6 EV charging bays.



FULL ACCESS
RAISED FLOORS



ACOUSTIC RAFTS AND
EXPOSED SERVICES



EPC A (21)



NEW VRF AIR CONDITIONING



30 SECURE
CAR PARKING SPACES



NEW SHOWERS, DRYING ROOM
AND SECURE CYCLE STORE



PRIVATE PATIO GARDEN



WCs TO EACH FLOOR

14 A COMPREHENSIVE REFURBISHMENT



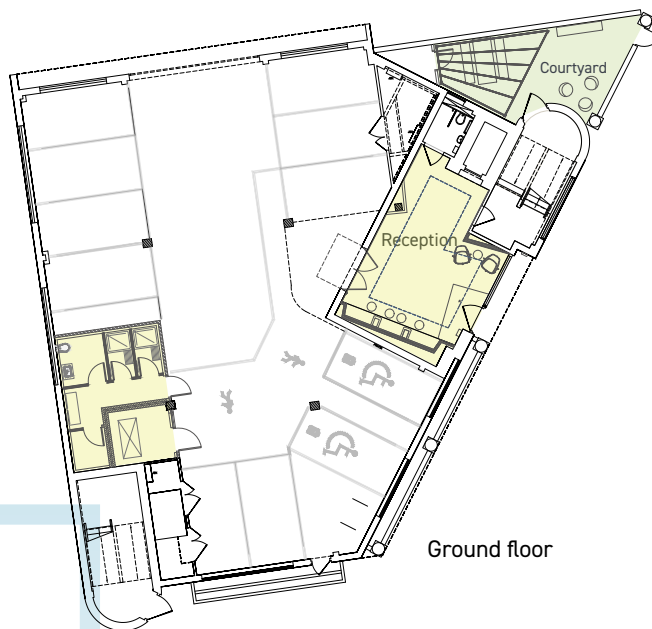




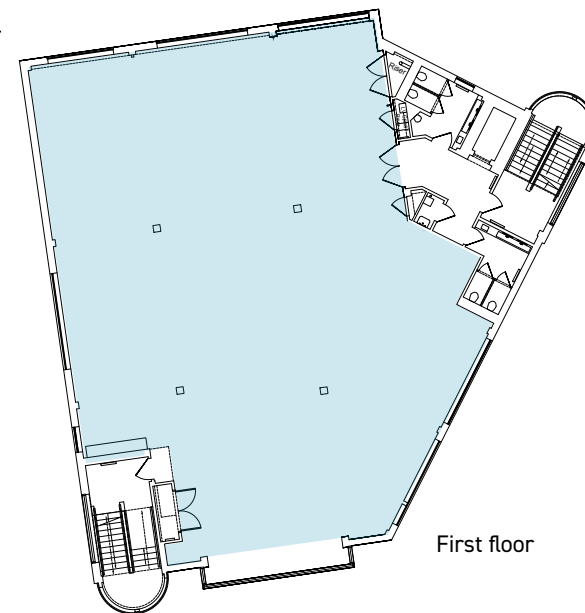
ACCOMMODATION

	sq ft	sq m
Third floor	3,517	327
Third floor terrace	216	20
Second floor	3,799	353
First floor	3,858	358
Ground reception	436	41
Total	11,826	1,099

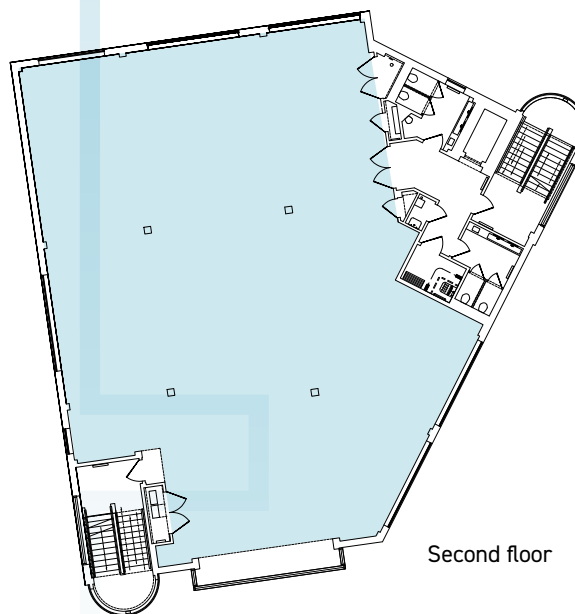
All areas IPMS3 approx



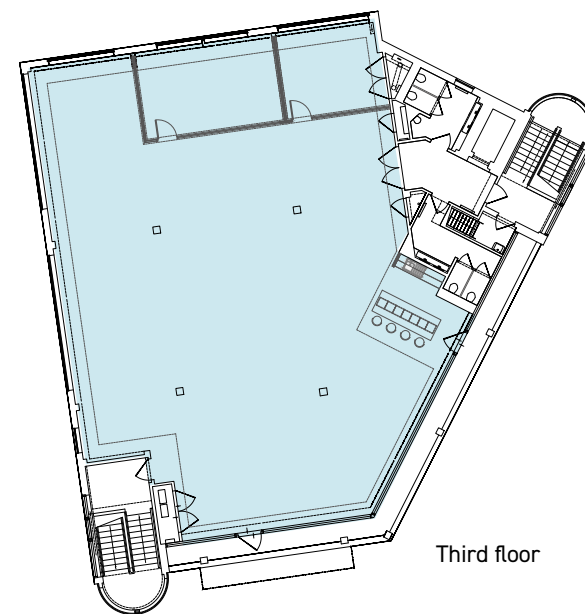
Ground floor



First floor



Second floor



Third floor



LOCATION

14 Castle Hill is located only a few minutes' walk from Maidenhead town centre and Elizabeth Line Station.

It occupies a prominent position fronting the Castle Hill roundabout on the A4. Approximately a 5 minutes drive to Junction 8/9 of the M4 and A404M.

Maidenhead is widely regarded as the flagship of the Thames Valley office market, due to its accessibility from J8/9 of the M4 and an excellent rail service, including the Elizabeth Line.

The River Thames is located a short walk to the east of the town centre, making it one of the most attractive environments in the region. It also offers some of the UK's most famous restaurants, including The Fat Duck and The Waterside Inn.

Local facilities include a wide range of national retailers and restaurant amenities including the nearby Coppa Club and Roux at Skindles.

Amongst the other key amenities are David Lloyd Leisure, a Premier Inn hotel and an Odeon multiscreen cinema, all close at hand in the town centre, where major public realm improvements are underway.



Maidenhead has attracted leading companies from a variety of sectors.

 **Abbott**

 **MAERSK**

 **Adobe**

BIIGEN

 **FM Global**

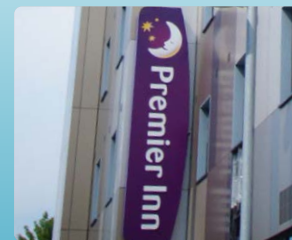
LEXMARK

 **Rank Group**

SDL*

 **SAP**

 **BlackBerry**



← 2 MILES TO M4 J8/9

A4



8 MINS



ONE MAIDENHEAD

NICHOLSON QUARTER

A308



WATERMARK



MARKET STREET

WATERSIDE



CHAPEL ARCHES

BRIDGE AVENUE

BRIDGE STREET

HIGH STREET



FORLEASE ROAD

SAINT-CLOUD WAY

A4



REGENERATION SCHEMES

TO RIVER THAMES



MAIDENHEAD REGENERATION

The 'New Heart of Maidenhead' includes some transformational schemes, such as:

One Maidenhead will include up to 429 new homes, a new office building, multiple new retail units and a new vibrant public space.

The Nicholson Quarter is the regeneration of the town centre and the 1960s Nicholson Tower. This is expected to deliver more than 650 new homes, 300,000 sq ft of new office space, 6 new retail zones and a new multi storey car park.

The Waterside Quarter, the third phase of the **Chapel Arches** project which also incorporates the Picturehouse development and Chapel Wharf. Part of Maidenhead's Waterways Restoration Project, it includes 150 luxury apartments built by Shanley Homes, plus 14,000 sq ft of shops, bars and eateries.



14 Castle Hill is only a few minutes' walk from Maidenhead Station, from where Elizabeth Line services run fast into Central London and beyond.

Bond Street Station is only 41 mins direct, with Liverpool Street Station only 48 minutes away. Canary Wharf can be reached in under an hour.

Maidenhead has excellent transport communication links, less than ten minutes to the M4 motorward (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	Rail	mins (fastest)
M4 (junction 8/9)	2	Reading (GWR)	15
M40 (junction 4)	8	London Paddington (GWR)	18
M25 (junction 15)	10	Heathrow Airport	32
Central London	25		
Heathrow Airport	15		
Luton Airport	42		
Gatwick Airport	50		



VIEWINGS

By arrangement with the joint sole agents.

TERMS

Available on a new FRI lease for a term to be agreed. The lease will be direct with the Landlord.

BUSINESS RATES

The tenant will be responsible for paying Business Rates directly to the Local Authority.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which will be payable.

RENT

Upon application.

14castlehill.co.uk



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