



**TO LET**  
**RETAIL OR OFFICE**  
**FIRST FLOOR UNIT**

65 Queen Street  
Maidenhead  
Berkshire  
SL6 1LT

1,800 SQ FT (167.2 SQ M)  
APPROX. NIA

# PROPERTY DETAILS

65 Queen Street is ideally located just 0.2 miles from Maidenhead Train Station, offering seamless connectivity via the Elizabeth Line.

Situated directly across from the new One Maidenhead development, featuring 429 modern homes, this prime location ensures convenient access to both transport and a vibrant new residential community.

## SIZE (APPROX. NIA)

1,800 sq ft (167.2 sq m)

## RENT

£25,500 per annum

## BUSINESS RATES

Current rateable value: £17,000

Rates payable: £8,483

## CLASS

Class E Use

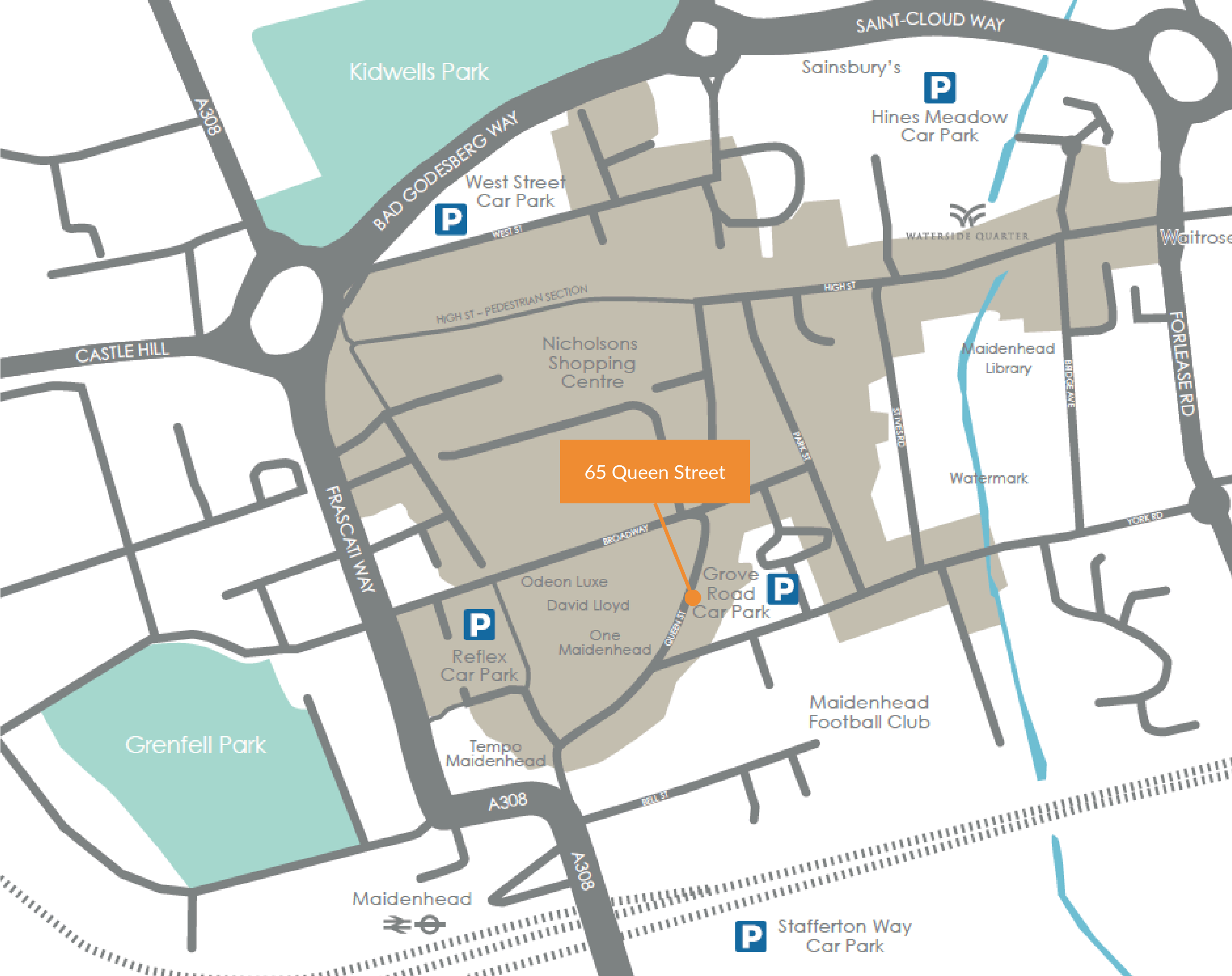
## EPC

Available upon request

## LEASE

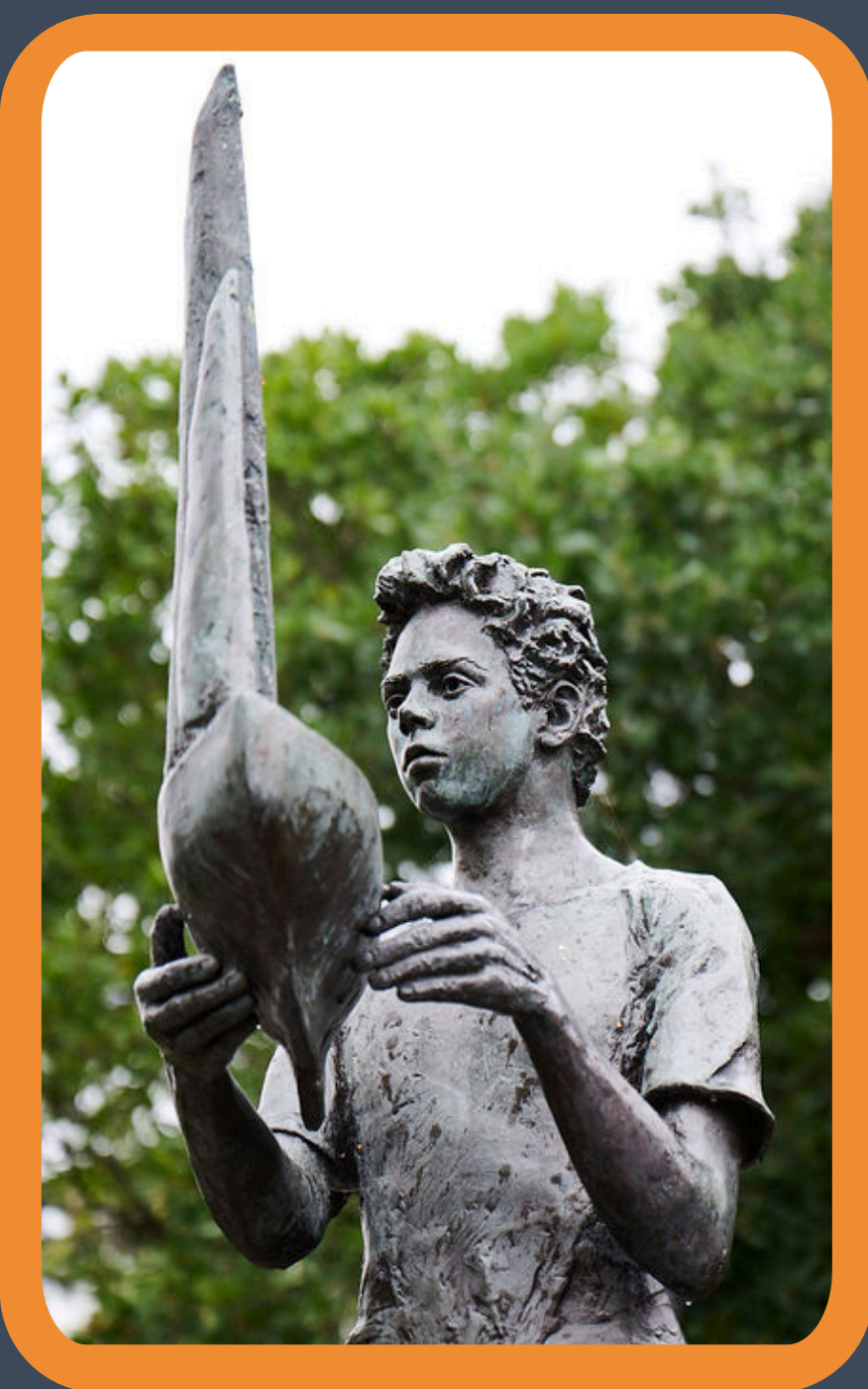
Available on a new lease, direct from the landlord on a term to be agreed by negotiation.





Reading 14 minutes	Maidenhead
Maidenhead	Marlow 5.7 miles
Slough 8 minutes	Windsor 6.8 miles
Heathrow T2 & 3 32 minutes	Henley-on-Thames 9.2 miles
Paddington 36 minutes	Heathrow Airport 13 miles
London Liverpool Street 47 minutes	Westfield London 26.5 miles
Canary Wharf 54 minutes	Gatwick Airport 52.2 miles

Elizabeth train times to destinations based on leaving Maidenhead Westbound at 07:41 and Eastbound at 07:37, Monday to Friday, valid from Sunday 10 December 2023 to Saturday 1 June 2024.



20 MINUTE DRIVE TIME  
CATCHMENT OF 234,000



AVERAGE OF 30,800  
VISITS PER DAY



103 MINUTE DWELL  
TIME ON AVERAGE



# GET IN TOUCH



MITCHELL BROOKS

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Owned and managed by:

**SORBON**  
ESTATES

For further information or to arrange an inspection please contact our agents.

Data source: Visitor Insights 1st Jan - 31st Dec 2024

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