



TO LET
RETAIL/MEDICAL UNIT

2B Canal Side
Waterside Quarter
Maidenhead
Berkshire
SL6 1BT

615 SQ FT (57.13 SQ M)
APPROX. NIA



BE A PART OF MAIDENHEAD'S TRANSFORMATION

The arrival of the Elizabeth Line has enhanced connectivity across London, driving momentum behind Maidenhead's transformation. Major developments such as Waterside Quarter, Watermark and One Maidenhead are now complete, with Tempo due by year-end and plans advancing for the new Nicholson Quarter.

This Waterside Quarter unit sits at the centre of a vibrant mixed-use scheme with 184 apartments.

Key neighbouring occupiers include Presto, Sauce & Flour, Bakedd, Bombay Story, Bardo Lounge, Coppa Club, El Cerdo, ToMo Tanovna, Cocoba Café, Waitrose Sainsbury's and Pizza Express.

Waitrose

Boots

Sainsbury's



COPPA
CLUB



Bombay Story
INDIAN KITCHEN & BAR



Presto
Italian Street Food



bakedd

SPORTS
DIRECT

ZG
Zero Gravity
HEALTH, FITNESS & LIFESTYLE

PROPERTY DETAILS

This ground floor unit is located in the heart of Waterside Quarter facing the restored waterway and is suitable for a variety of purposes including retail, wellness & medical use.

The unit includes a fully fitted kitchen and bathroom, and is just a two-minute walk from the Hines Meadow multi-storey car park.

SIZE (APPROX. NIA)

615 sq ft (57.13 sq m)

RENT

£12,000 +VAT per annum

BUSINESS RATES

We are advised by the local authority that the premises has the following assessment:

Rateable value: £17,250*

Rates payable: £6,589.50**

All parties are advised to make their own enquiries to the relevant authority.

CLASS

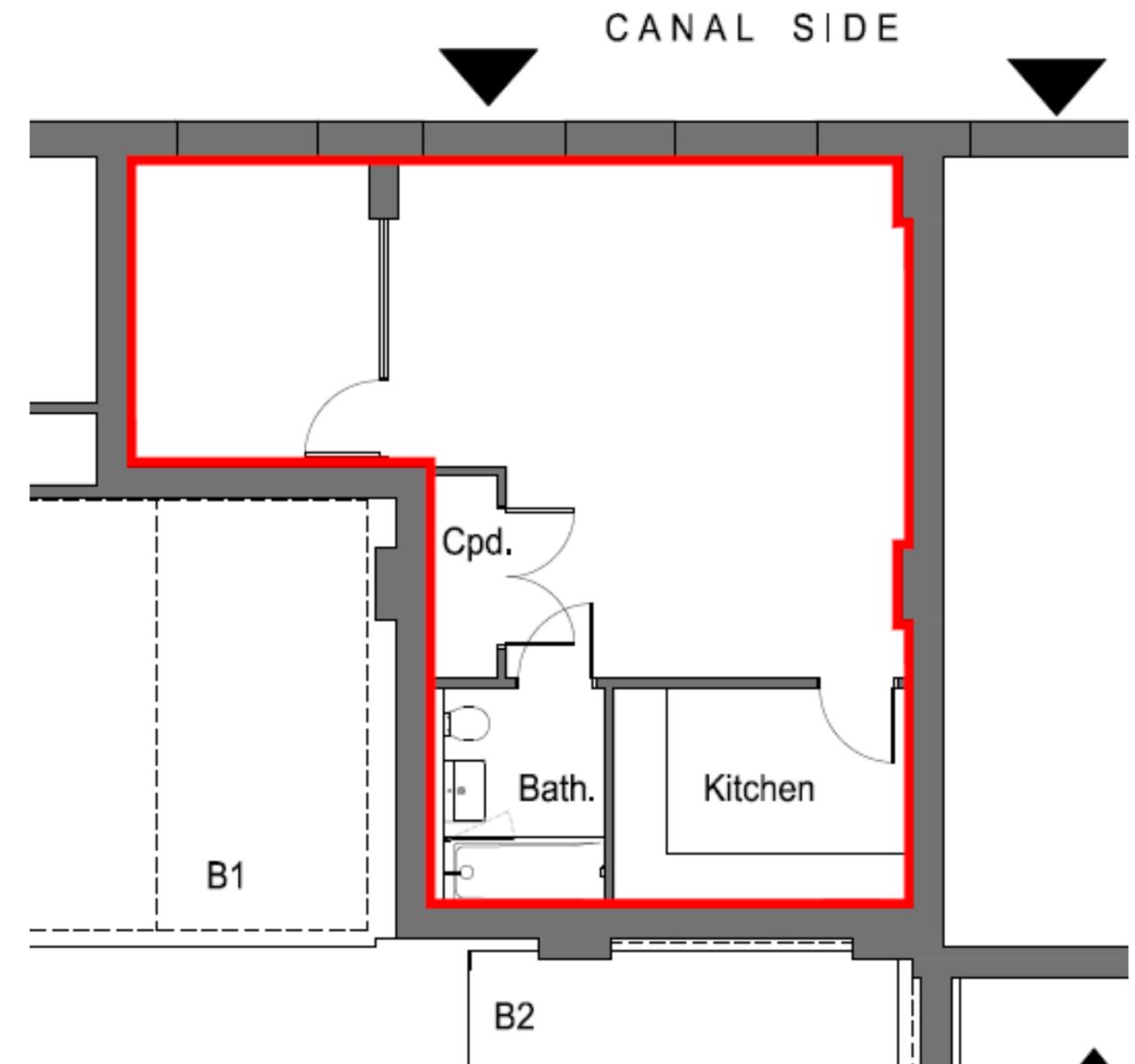
Class E Use

EPC

C (80)

LEASE

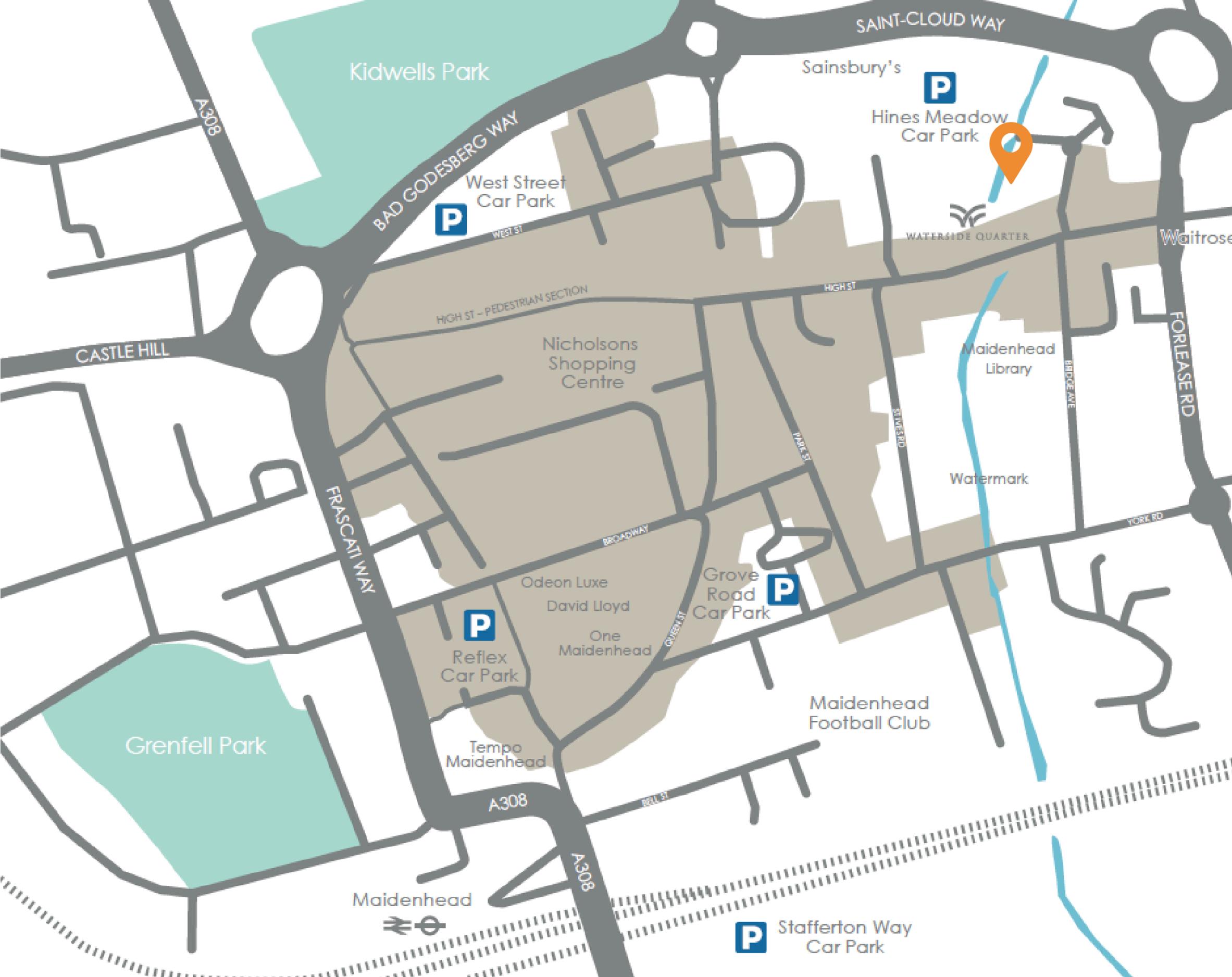
Available on a new full repairing and insuring lease, direct from the landlord on a term to be agreed by negotiation.



*From 1 April 2026

**From 1 April 2026 assuming retail, hospitality, or leisure use





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.



2.5 MILES TO J8/9 OF M4



0.5 MILES TO MAIDENHEAD TRAIN STATION



13 MILES TO HEATHROW AIRPORT



30 MILES FROM CENTRAL LONDON



SAINSBURY'S SUPERMARKET & ARGOS CATALOGUE SHOWROOM & EXPLORE LEARNING EDUCATIONAL ESTABLISHMENT & (300) (ESTIMATED)

MULTI-STORY (700) (ESTIMATED)

EL CERDO

BOMBAY STORY 11

F45 GYM

DWELLINGS

CHOCOLATE CAFE COCOBA TANKOVA TOMO

DWELLINGS

1 BRIDGE STREET THE FAT BUDDHA BAR & REST GOLDEN PHOENIX CHINESE TAKE AWAY HEALTH CEN HALSA

STORIA ITALIAN REST OFFICE

OFFICE OFFICE PERMANENT BEAUTY SALON OFFICE

WAITROSE & PARTNER SUPERMARKET & JOHNSONS DRY CLEANING

St Mary's Close

Crown Ln

Bridge St

Forlease Rd

High St

P

P

P

OFFICE

OFFICE

ALMA DELI DELICATESSEN

ENTRANCE

VACANT 9

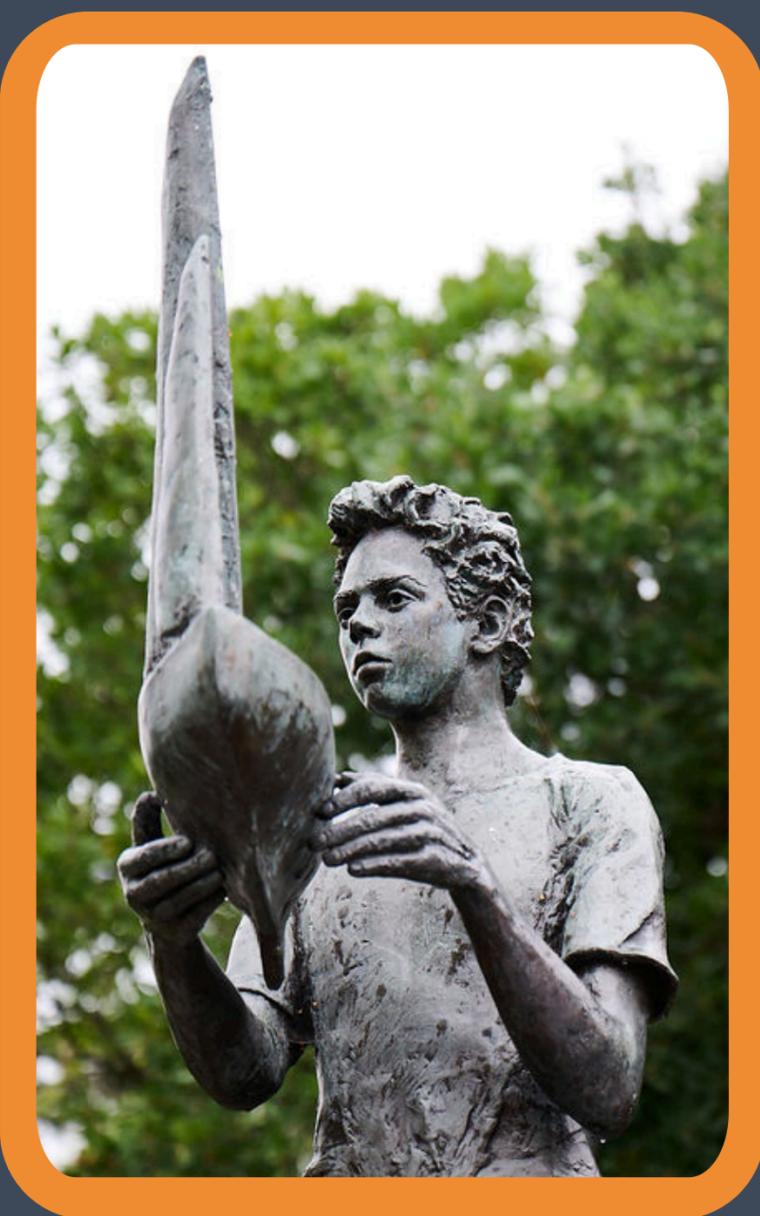
VACANT 5-6

VACANT 16-20

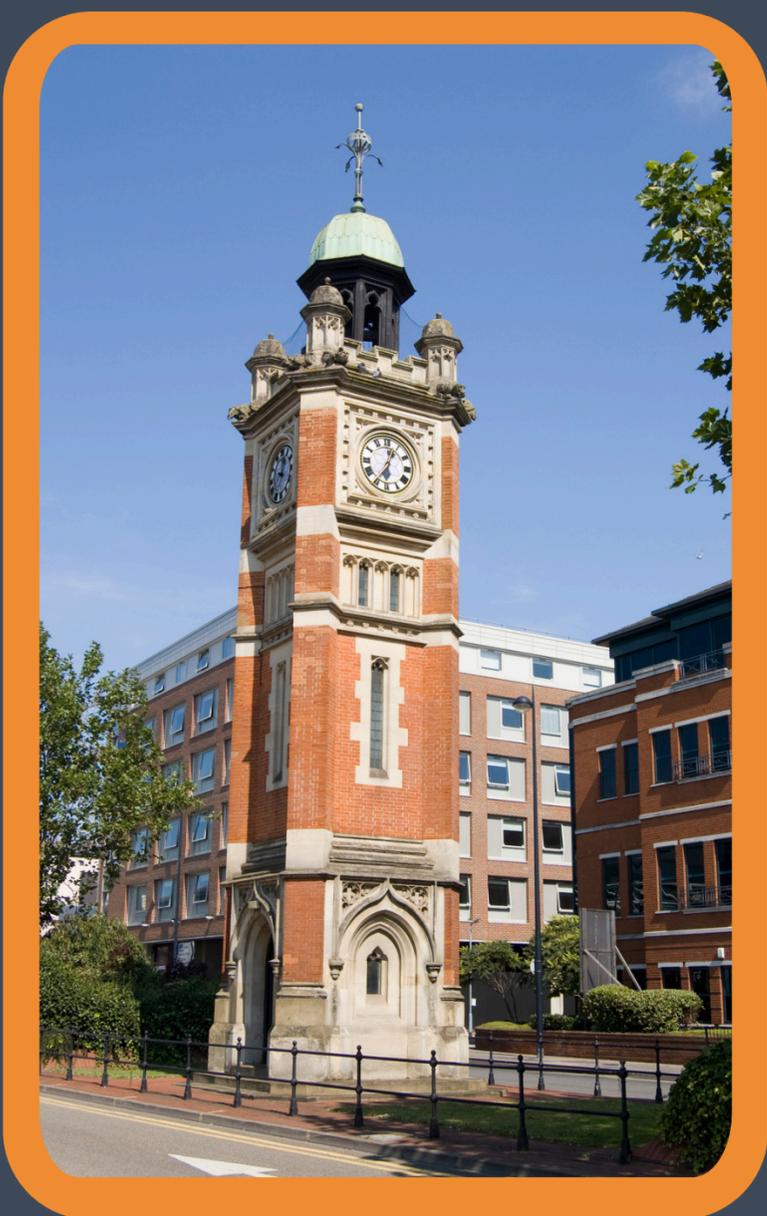
VAC BANK/FIN

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 20 MINUTE DRIVE TIME
 CATCHMENT OF 338,000




 98.8 MINUTE AVERAGE
 DWELL TIME



AVERAGE OF 29,900
 VISITS PER DAY

GET IN TOUCH



ALFIE GREEN

01628 582704

07435 610202

alfie.green@kemptoncarr.co.uk

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

Data source: Visitor Insights 1st Jan - 31st Dec 2025

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. March 2026.

Owned and managed by:

