



# TO LET OFFICE / MEDICAL SPACE

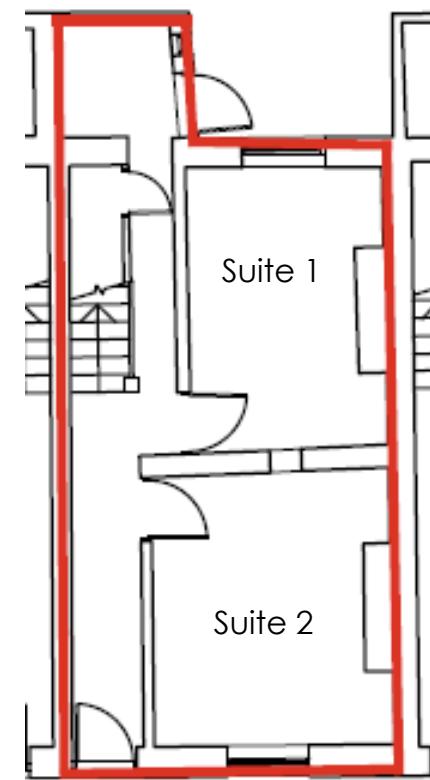
44 Broadway  
Maidenhead  
Berkshire  
SL6 1LU

1,176.71 SQ.FT. (109.32 SQ.M)  
APPROX. NIA

# DETAILS

The space is set to undergo refurbishment to create a contemporary working environment, featuring energy-efficient LED lighting and modern finishes throughout.

- Town centre location
- Walking distance of railway station
- Private entrance
- Private courtyard



Basement

## SIZE

Suite	Sq.Ft.	Sq.M
1	115.81	10.76
2	129.38	12.02
3	125.93	11.70
4	153.70	14.28
5	132.39	12.30
6	194.71	18.09
7	122.81	11.41
8	201.93	18.76
<b>Total</b>	<b>1,176.71</b>	<b>109.32</b>

## RENT

£20,000 +VAT pa

## EPC

TBC due to works being completed

## LEASE

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

## BUSINESS RATES

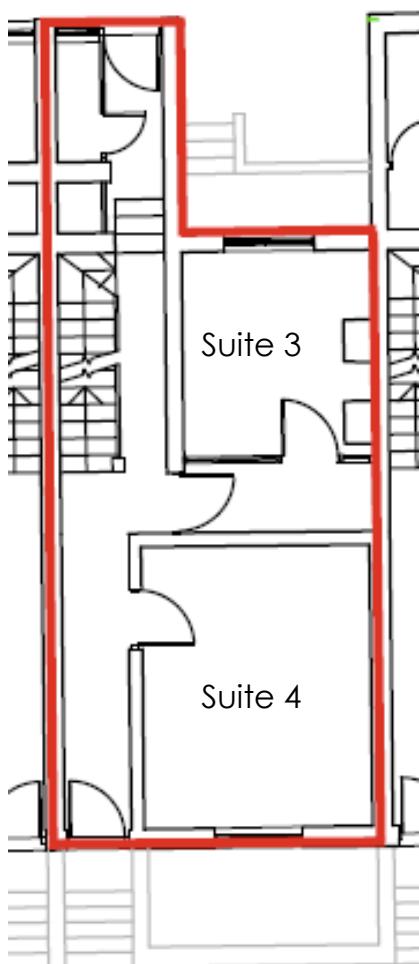
We are advised by the local authority that the premises has the following assessment:

UBR (24/25): 49.9p

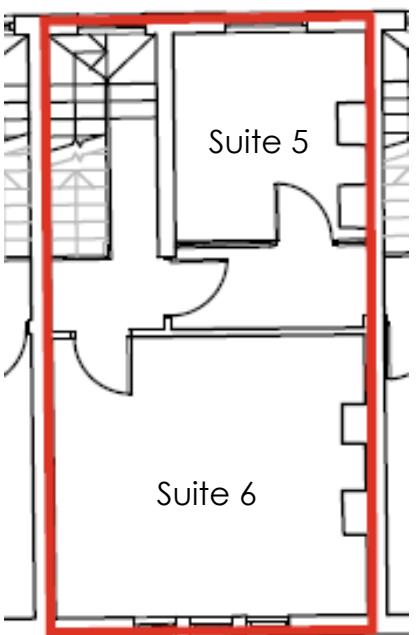
Rateable value: £14,500

Rates payable: £7,235.50

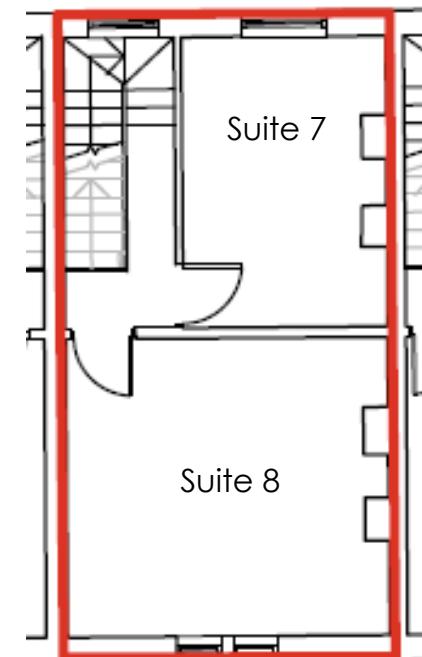
All parties are advised to make their own enquiries to the relevant authority.



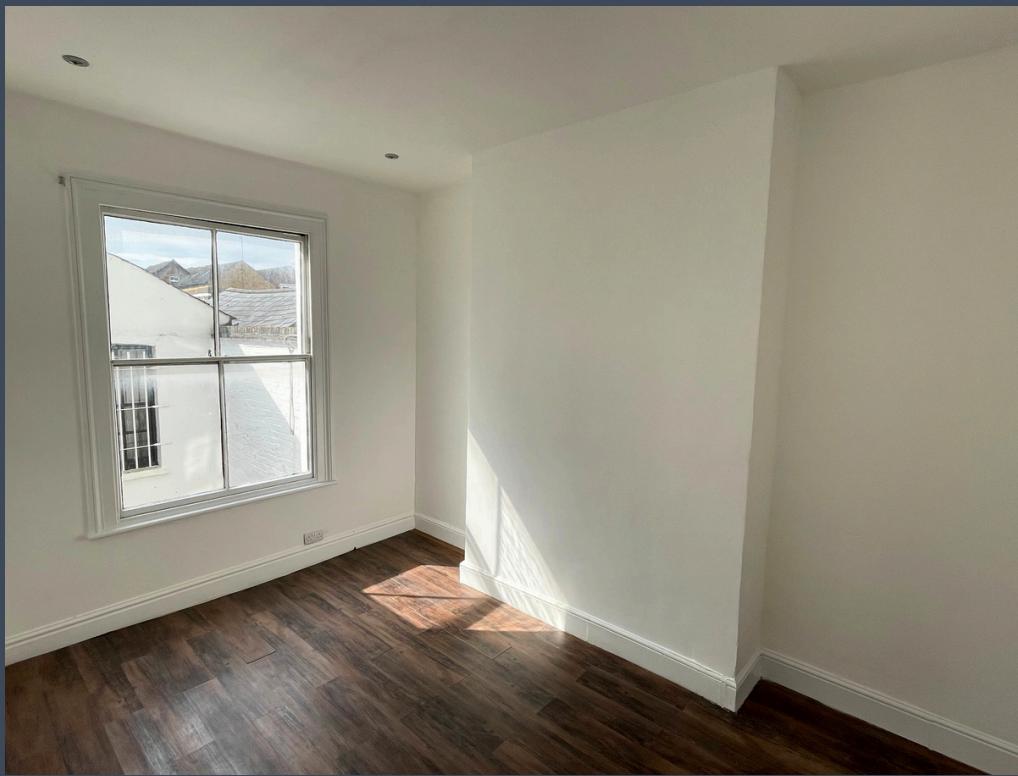
Ground Floor



First Floor



Second Floor



Please note: The images included above are indicative of the style and quality we aim to deliver but are not of the actual property.



# LOCATION

44 Broadway enjoys a prominent position in the heart of Maidenhead, just a short walk from the train station, offering fast connections to London via the Elizabeth Line.

The property is ideally situated within easy reach of town centre parking, the vibrant Waterside Quarter with its fantastic mix of restaurants and cafés, and the High Street's retail and leisure amenities, making it a convenient and well-connected base for businesses and their teams.

- 1 Premier Inn
- 2 Sainsbury's
- 3 Hines Meadow Car Park
- 4 Costa
- 5 Bakedd
- 6 Waitrose
- 7 Odeon
- 8 Travelodge
- 9 Waterside Quarter





## CAR

2 MILES TO J8/9 OF M4

Close to the Holyport Interchange on the M4.

## TRAIN

0.3 MILES TO MAIDENHEAD TRAIN STATION

Regular Elizabeth Line and Overground trains into London.

## AIRPORT

14 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Maidenhead.

# GET IN TOUCH



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

Owned and managed by:



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September 2025.