



# 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 has undergone a complete refurbishment creating 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

## SIZE

1,176.71 sq ft (109.32 sq m)

## RENT

£18,250 +VAT pa

## EPC

To be reassessed

## BUSINESS RATES

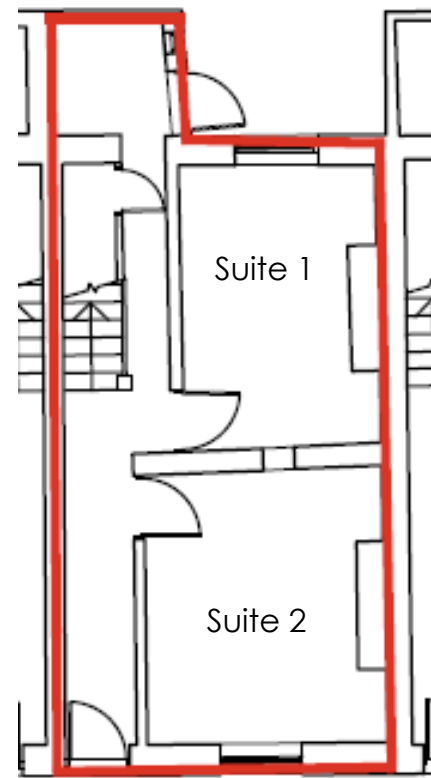
Rateable value: £17,250

Rates payable: £7,452

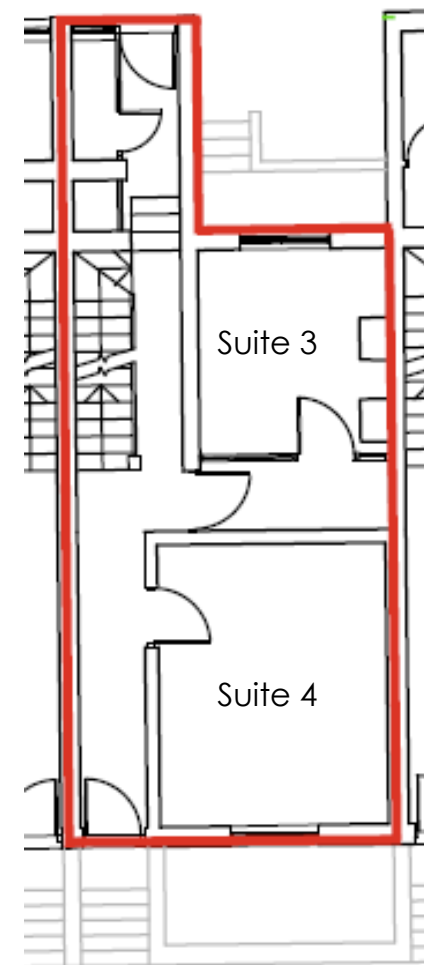
All interested parties should make their own enquiries with the local authority to confirm exact liabilities.

## LEASE

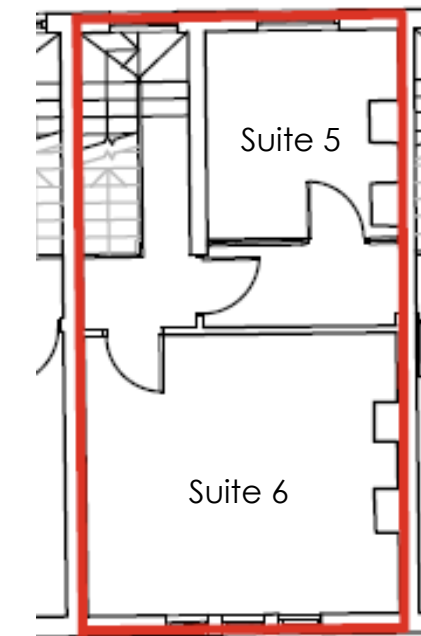
Available on a new full repairing and insuring lease, direct from the landlord on a term to be agreed by negotiation.



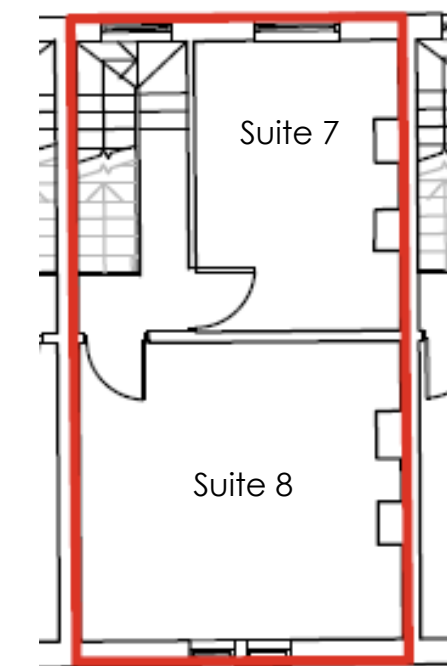
Basement



Ground Floor



First Floor



Second Floor





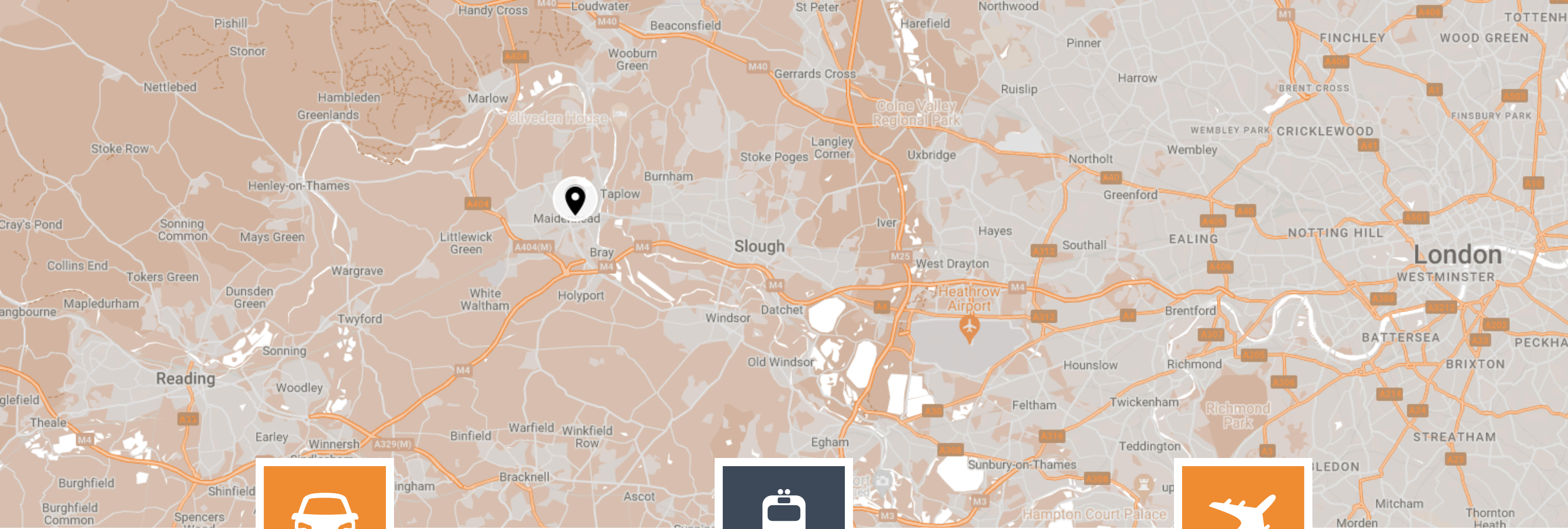
# LOCATION

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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Owned and managed by:



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

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April 2026.