



TO LET

OFFICE / MEDICAL SPACE

44 Broadway
Maidenhead
Berkshire
SL6 1LU

1,176.71 sq.ft. (109.32 sq.m)
Approx. NIA

SORBON **FLEX**

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

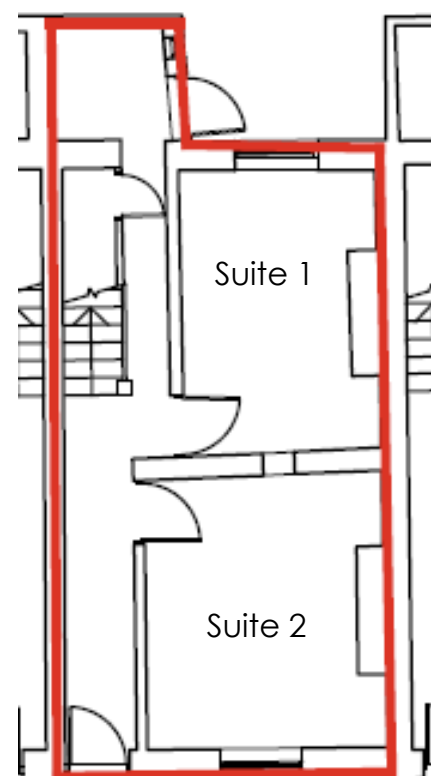
Rates payable: £7,452

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

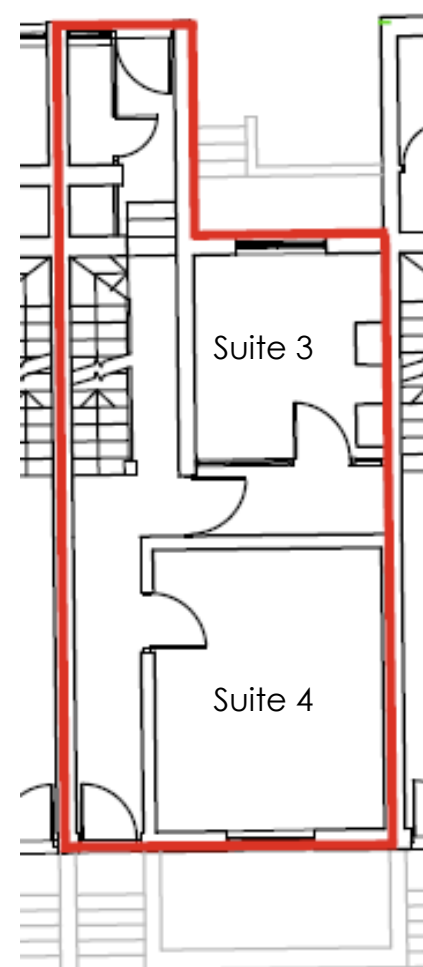
LEASE

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

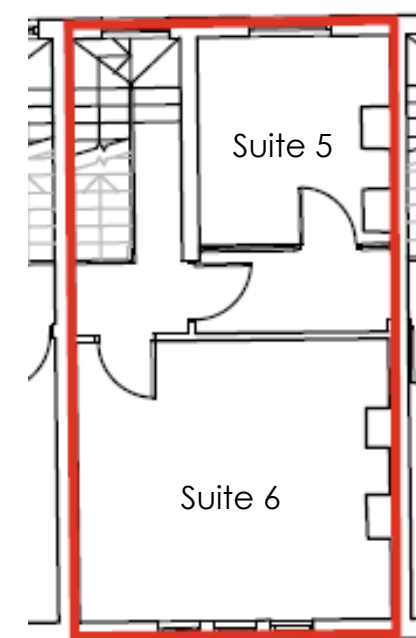
A Sorbon Flex lease is also available on this property.



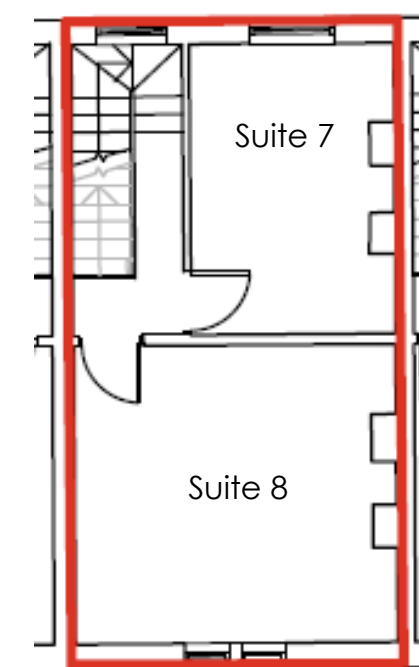
Basement



Ground Floor



First Floor



Second Floor



Short Leases. Simple Terms. One Monthly Cost.

THIS OFFICE IS AVAILABLE WITH SORBON FLEX.

A smarter, simpler and quicker way to lease office space. Speak to our agent for more information and details of monthly rates.

WHAT IS SORBON FLEX?



All Inclusive Rent

One straightforward monthly cost covering:

- Rent
- Insurance
- Service charge
- Utilities
- Maintenance

(Excludes deposit, internet, phone and business rates, which may be subject to small business rates relief).



Flexible Terms

Initial 12 month commitment, followed by rolling break clauses thereafter. Ideal for businesses navigating growth, transition periods or hybrid working models.



A Short, Clear & Simple Lease

No jargon, No complex legal documents. Just a concise, lease that's easy to understand.



Your Own Dedicated Space

Your office is exclusively yours giving privacy, security and complete control. It also gives you the freedom to make the space truly your own, creating a workplace that reflects your brand identity and culture (subject to landlord approval).





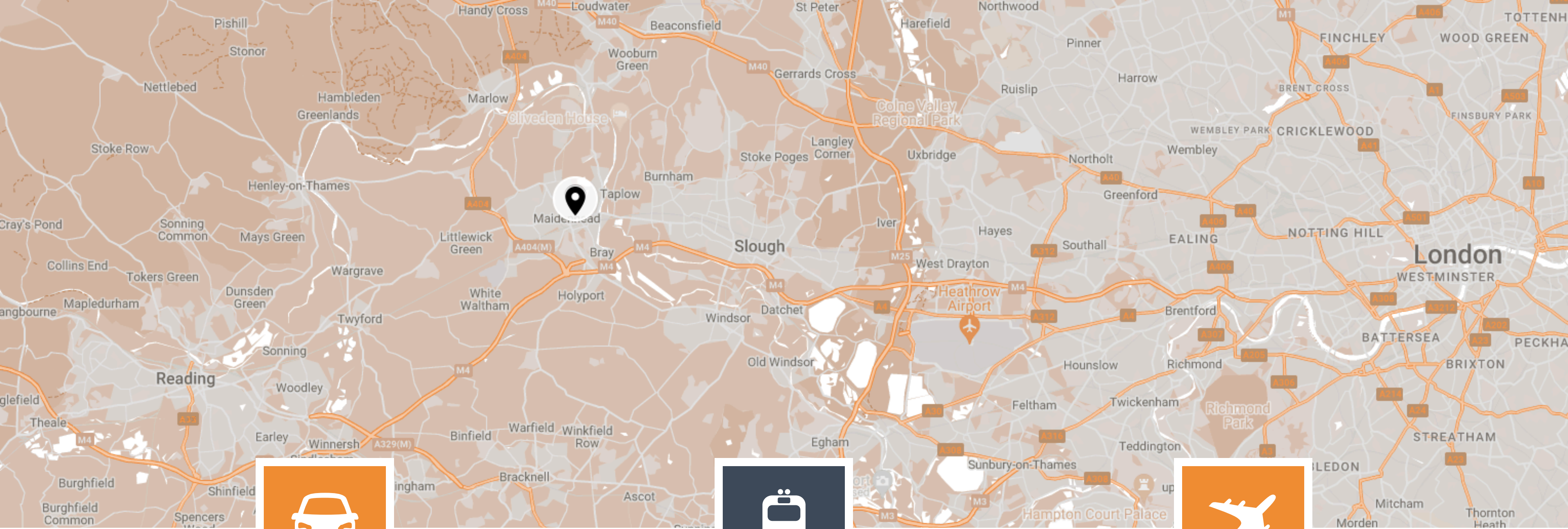
LOCATION

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

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



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Please note that all images are for illustrative and indicative purposes only.

August 2026

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SORBON
— ESTATES —

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