

TO LET RETAIL / LEISURE UNIT

Waterside Quarter,
Unit A, The Colonnade,
Maidenhead, SL6 1QG

2,924 SQ FT (271.7 SQ M)
Inclusive of WC's & Changing Areas





SET WITHIN AN AWARD-WINNING, VIBRANT WATERSIDE DEVELOPMENT

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 and Pizza Express.

Waitrose

Boots

Sainsbury's



BARDO LOUNGE
CAFÉ BAR

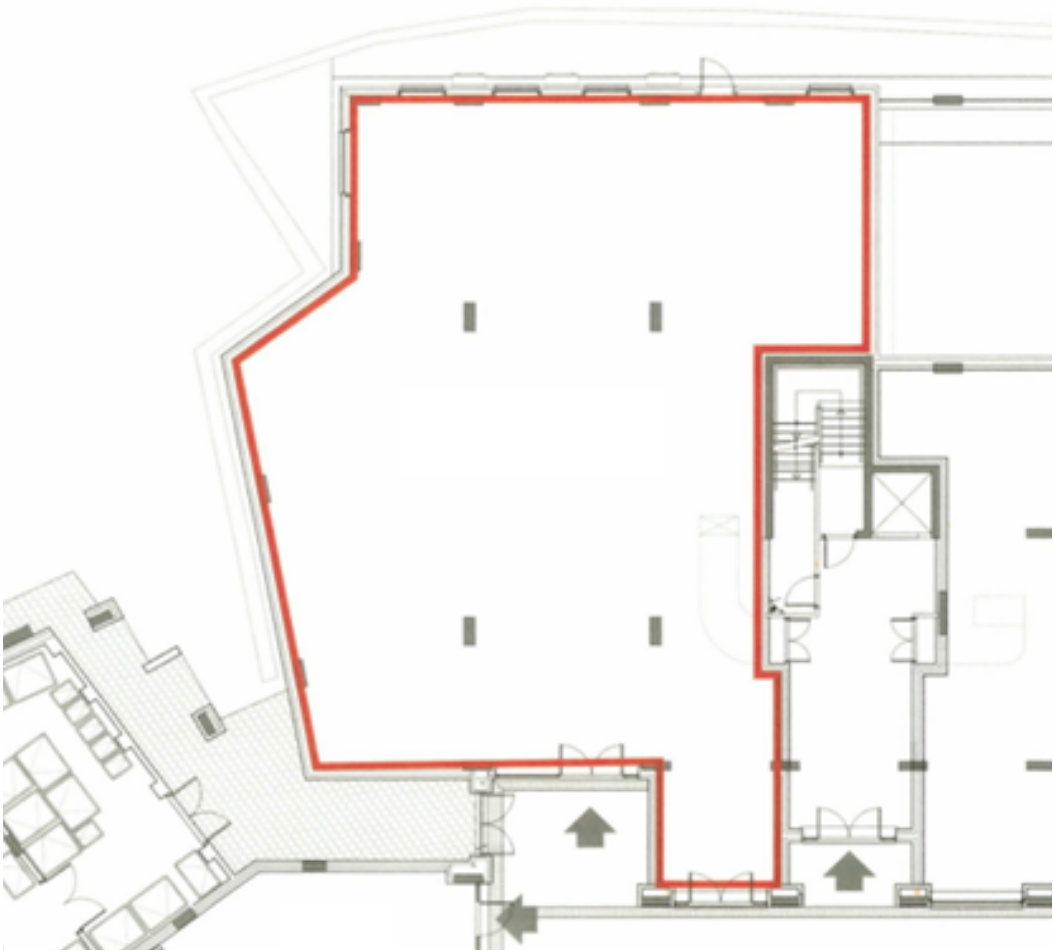


PROPERTY DETAILS

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

CONVENIENT LOCATION

The unit is just a two-minute walk from the Hines Meadow multi-storey car park, offering plentiful and convenient parking for customers and staff. Waterside Quarter also benefits from excellent pedestrian access and close proximity to transport links.



SIZE

2,924 sq ft (271.7 sq m)
Inclusive of WC's & changing areas

RENT

£50,000 +VAT per annum

SERVICE CHARGE

£1,278.60 +VAT per annum

CLASS

Class E

EPC

A (22)

BUSINESS RATES

Rateable value: £55,500*
Rates payable: £23,865**

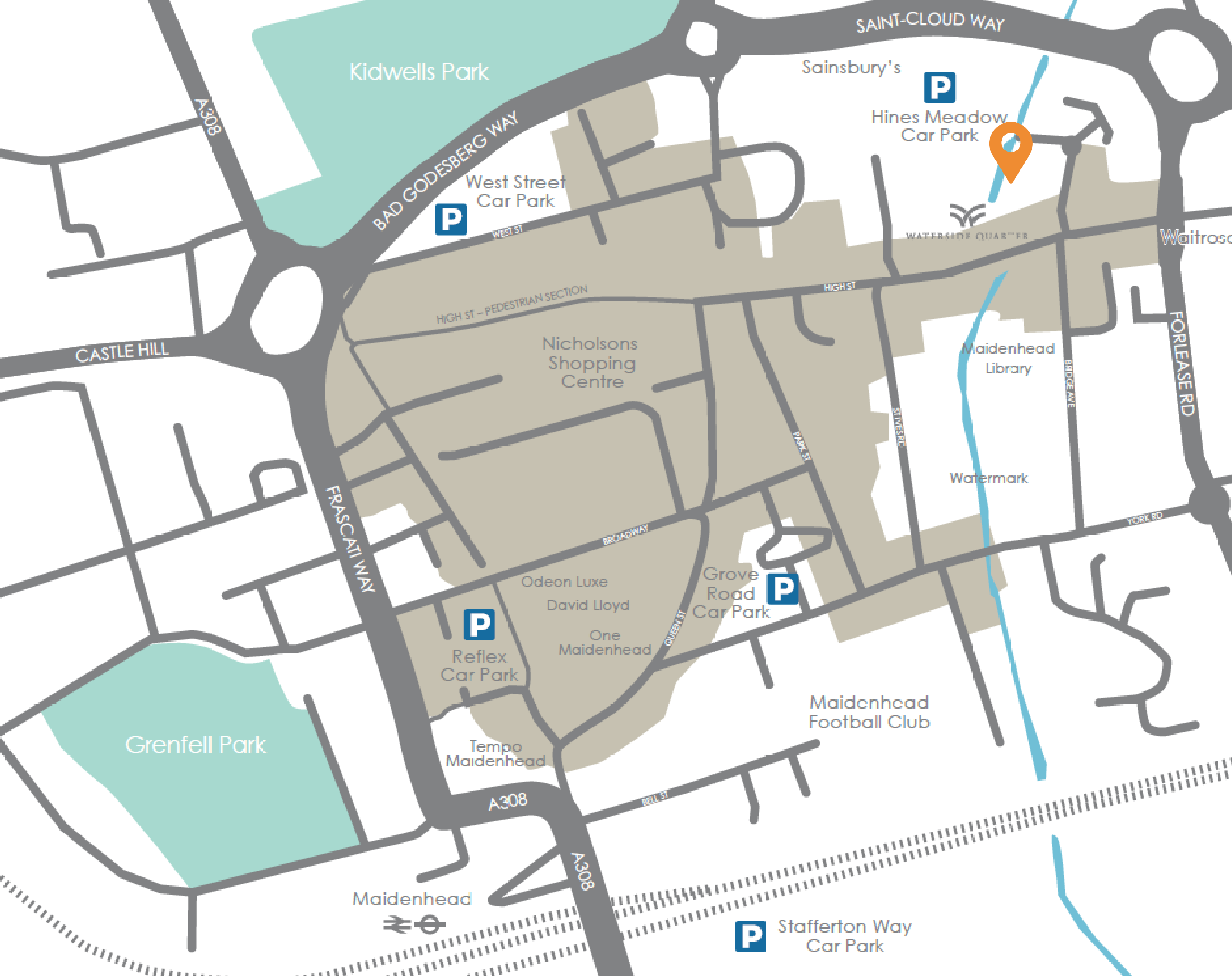
All interested parties should make their own enquiries with the local authority to confirm exact liabilities.

LEASE

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

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





Reading 14 minutes	
Maidenhead	
Slough 8 minutes	
Heathrow T2 & 3 32 minutes	
Paddington 36 minutes	
London Liverpool Street 47 minutes	
Canary Wharf 54 minutes	

Maidenhead	
Marlow 5.7 miles	
Windsor 6.8 miles	
Henley-on-Thames 9.2 miles	
Heathrow Airport 13 miles	
Westfield London 26.5 miles	
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

P HINES MEADOW CAR PARK 1,280 SPACES



ST MARY'S CLOSE

CROWN LANE

BRIDGE STREET

FORLEASE ROAD

BRIDGE AVENUE

HIGH STREET

ST IVES ROAD

HIGH STREET

PARK STREET

MAIDENHEAD TRAIN STATION

P GROVE ROAD CAR PARK 82 SPACES

GET IN TOUCH

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



MITCHELL BROOKS

07818 117021

mitchell.brooks@kemptoncarr.co.uk

ALFIE GREEN

01628 582704

07435 610202

alfie.green@kemptoncarr.co.uk

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

July 2026

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