

TO LET
OFFICE SUITE

UNIT 1.1, PIONEER WORKS

MARSH LANE, TAPLOW, MAIDENHEAD, SL6 0DF

608 sq ft (56.49 sq m)

20 FT CONTAINERS & 1,300 SQ FT UNIT ALSO AVAILABLE

KEY INFORMATION

Size: 608 sq ft (56.49 sq m)
Rent: £10,000 +VAT per annum
Rateable Value: To be reassessed once the site has been split
Lease: Available on a new FRI lease direct from the landlord on terms to be agreed
Legal Fees: Each party to bear their own costs
VAT: All figures are subject to VAT which may be chargeable
EPC: Upon enquiry

DESCRIPTION

Unit 1.1 at Pioneer Works offers a well-presented 608 sq ft office suite in a convenient business location close to Maidenhead, Taplow and Junction 7 of the M4. Ideal for small businesses, start-ups and professional occupiers, the office provides practical workspace within an established commercial environment.

For businesses requiring extra capacity, a 1,300 sq ft industrial unit and 20ft containers are also available to let under separate licence at Pioneer Works.

SPECIFICATION

Parking available

Air conditioning

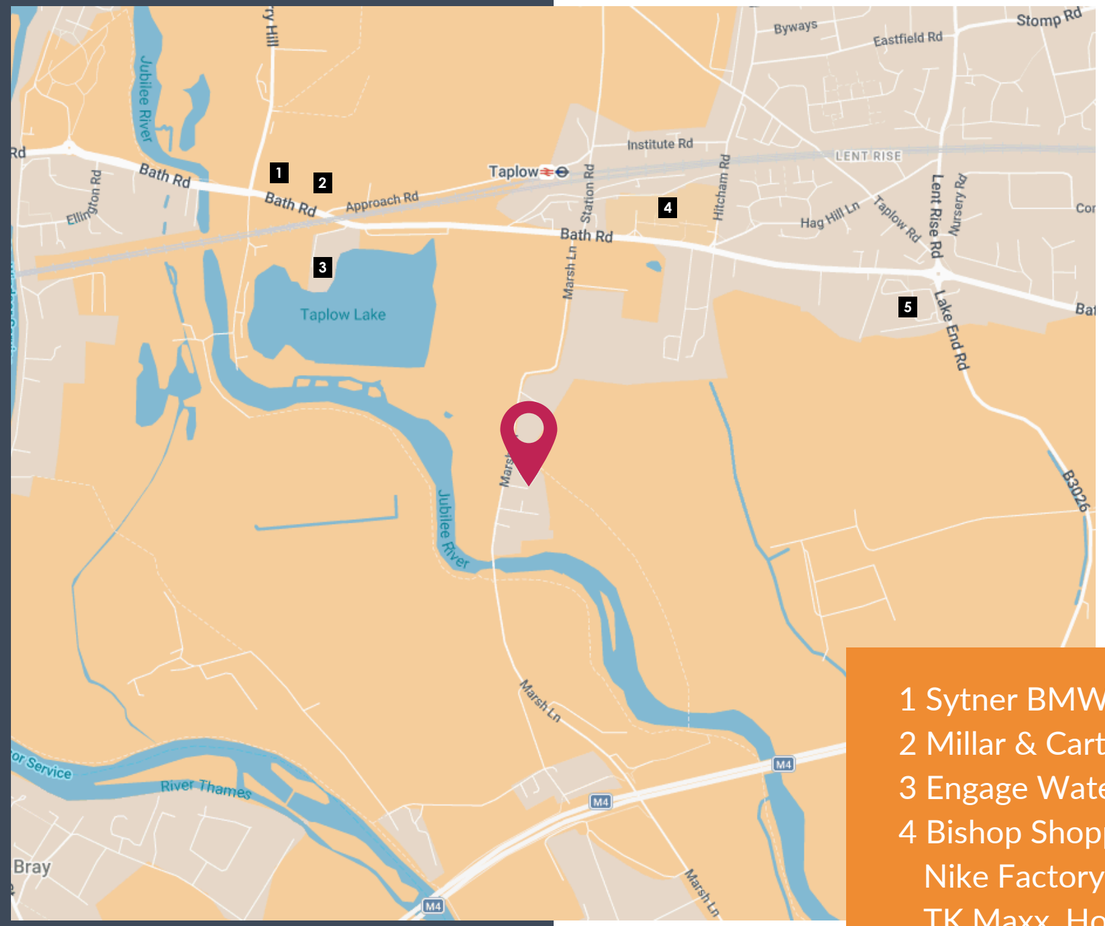
Carpeted

Separate W/C

PIONEER WORKS SITE PLAN



Site plan for illustrative purposes only. Not to scale.



Map Data: Google My Maps

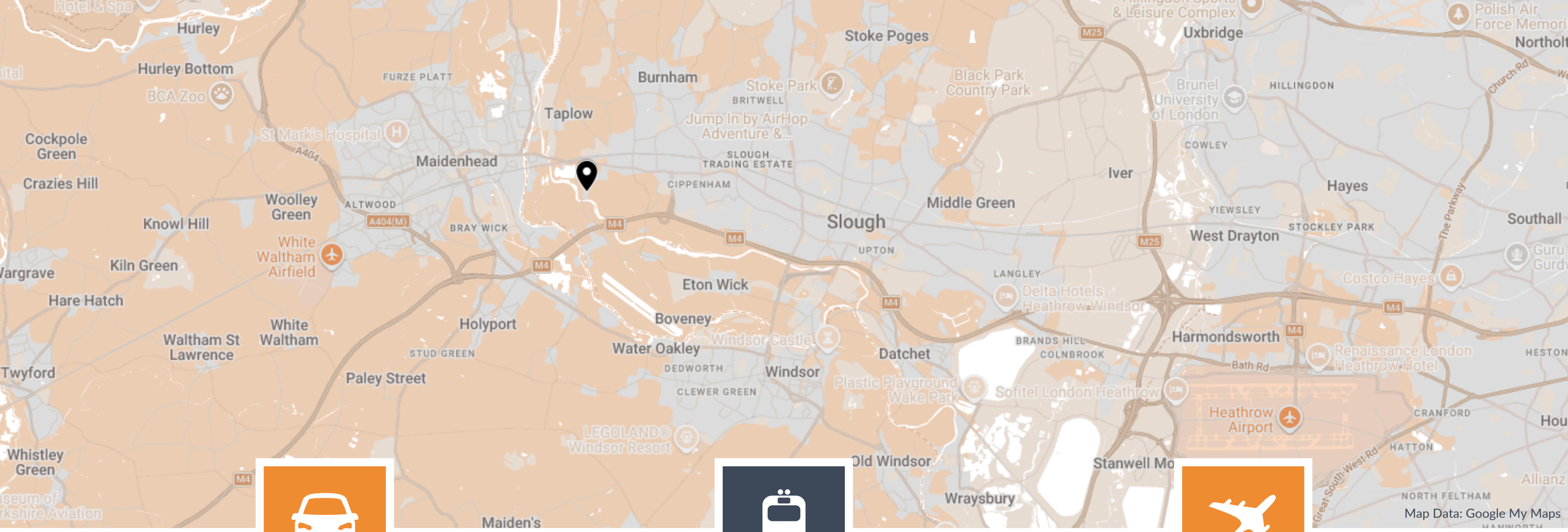
LOCATION

Pioneer Works enjoys a convenient and well-connected location on Marsh Lane, Taplow, close to Maidenhead and the wider Thames Valley business corridor. Situated just minutes from Junction 7 of the M4, the site provides excellent road links to Maidenhead, Slough, Windsor, Reading and West London.

Taplow and Maidenhead railway stations are both within easy reach, with Elizabeth Line services offering fast connections into Central London, Heathrow Airport and the surrounding region.

For day-to-day convenience, The Bishop Shopping Centre, home to retailers including Tesco and Costa, is just a short drive away, providing easy access to shopping, food and essential services.

1 Sytner BMW
2 Millar & Carter Pub & Restaurant
3 Engage Watersports
4 Bishop Shopping Centre: Tesco Superstore, Nike Factory Store, Nando's, McDonalds, TK Maxx, Homesense, Mountain Warehouse
5 Starbucks



Map Data: Google My Maps

CAR

2 MILES TO J7 OF M4

Easy access to the motorway network.

TRAIN

0.6 MILES TO TAPLOW STATION

For Elizabeth line and National Rail services.

AIRPORT

12 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach.

GET IN TOUCH

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

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November 2026

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