

# PRESTIGIOUS DEVELOPMENT

York Road, Maidenhead, **SL6 1SF**

**Retail** units available **TO LET** spring 2021



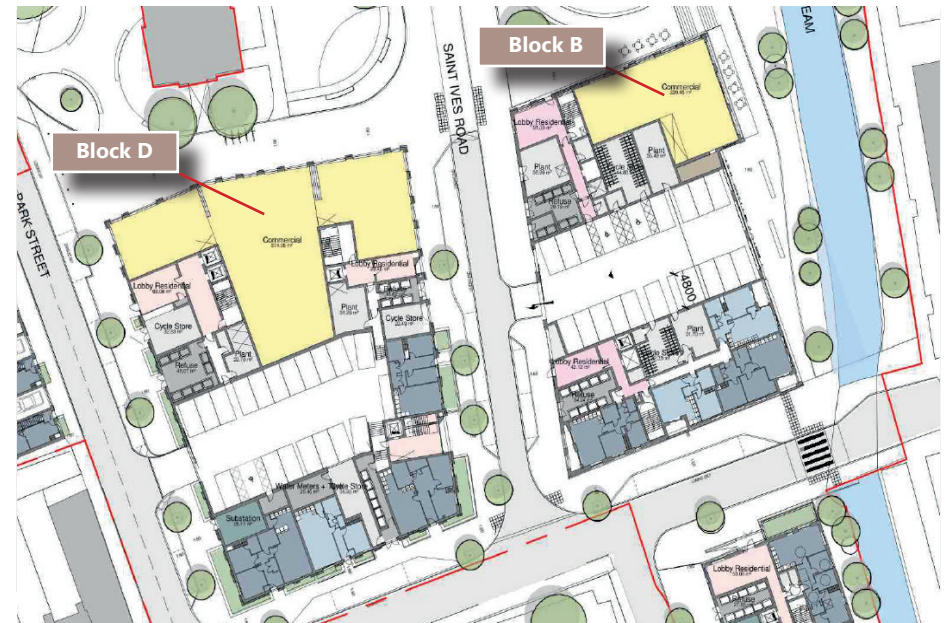
  
**COUNTRYSIDE**  
Places People Love

## LOCATION

Adjacent to the waterways in the heart of Maidenhead town centre, this development is within easy walking distance to the train station with a direct line to Reading, London Paddington and will serve crossrail. Maidenhead has good transport links by road via the A404 (M) to the M4 and M40 Motorways and is just one hour from Heathrow airport.

## DESCRIPTION

This brand new mixed use development offers a fantastic opportunity to locate your business alongside the rejuvenated town centre waterways and serve the thriving population of the newest quarter of Maidenhead town centres redevelopment. Countryside properties will bring 229 apartments and 7 commercial units to the York Road site in spring 2021. Block D and Block B (shown on the plan to the right) will be available to commercial occupiers once complete.



## PROPOSED AREA SCHEDULE

Proposed G.I.A	sq.m	sq. ft.
<b>Block D</b>		
Unit 1	137	1,474
Unit 2	319	3,433
Unit 3	140	1,506
<b>Block B</b>		
Unit 1, Ground floor	283	3,046
Unit 2, Lower ground floor	284	3,056
Unit 3, Lower ground floor	359	3,864
Unit 4, Lower ground floor	224	2,411



## EPC

Under construction

## SPECIFICATION

The units are to be completed to shell finish with capped off services and shop fronts fitted.

## PLANNING PERMISSION

Consent for Retail (A1), Restaurants and cafés (A3), Business (B1), and Non-residential institutions (D1)

## TERMS

New leases are available with terms to be agreed upon negotiation for units independently or combined.



## REGISTER YOUR INTEREST

You are invited to register your interest for commercial blocks B & D in this exciting new development.

Contact sole letting agents Kempton Carr Croft to be added to our mailing list and be notified when further specifications of the units are available.

**Email:** [agency@kemptoncarr.co.uk](mailto:agency@kemptoncarr.co.uk) to register your interest.

## VIEWING DETAILS & CONTACT

Strictly by appointment of sole agents Kempton Carr Croft.

### David Pearce

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