

**PRESTIGIOUS OFFICE BUILDING, SUITABLE FOR  
A VARIETY OF USES - POTENTIAL TO EXTEND  
FOR SALE (May LET)**



**7,594**Sq.Ft. **(705.50**Sq.M.) **Approx G.I.A.**

160 Bridge Road

**Maidenhead**

Berkshire

SL6 8DG

**LARGE PRIVATE CAR PARK – NEAR TO RIVER**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is prominently located fronting Bridge Road near to the River Thames and within a short walk of Maidenhead town centre and the facilities it offers. The M4 (Junction 8/9) is approximately 2.5 miles away.

## Description

A three-storey semi-detached Grade II listed town centre property. The property offers flexible accommodation with various rooms over ground, first and second floor levels, with private car parking to the rear. The car parking could be reconfigured to offer further car parking spaces.

We believe the property lends itself well to extension to offer further commercial space - subject to planning permission. Residential could be possible but the property is within Flood Zone 3.

## Accommodation

	Sq. Ft.	M2
Ground Floor	2,666	247.7
First Floor	2,464	228.9
Second Floor	2,464	228.9
<b>TOTAL</b>	<b>7,594</b>	<b>705.50</b>

*Approx net internal area (NIA)*

NB: The area detailed is in G.I.A. and provided by the current owner. As the property could be reconfigured to offer further space or extended / converted it is felt the G.I.A would be more useful. We welcome measured surveys as required by interested parties.

## Energy Performance Rating

E-107

## Terms

The freehold is offered for sale, with terms to be agreed by negotiation. Unconditional offers are sought.

Price: Offers in excess of £1,500,000

Rent: POA

The property is NOT subject to VAT.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £71,000

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Ample car parking to rear
- Potential to gate car parking
- Town centre location
- Potential to extend – STP
- Potential to convert to residential – STP
- Prestigious architecture



## Viewing and further information



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