

Watermark

MAIDENHEAD

To let

NEW COMMERCIAL UNITS

CLASS A1-A4, B1, D1 & D2 USES
1,271 - 12,520 SQ FT



COUNTRYSIDE

Places People Love

Watermark is an exciting new mixed-use development by Countryside located within the heart of Maidenhead Town Centre, perfectly situated in an area of natural beauty with excellent transport links into London.



Location

Maidenhead is the largest town in the Royal Borough of Windsor and Maidenhead. The market town benefits from fantastic connectivity into Central London.




PADDINGTON
22min

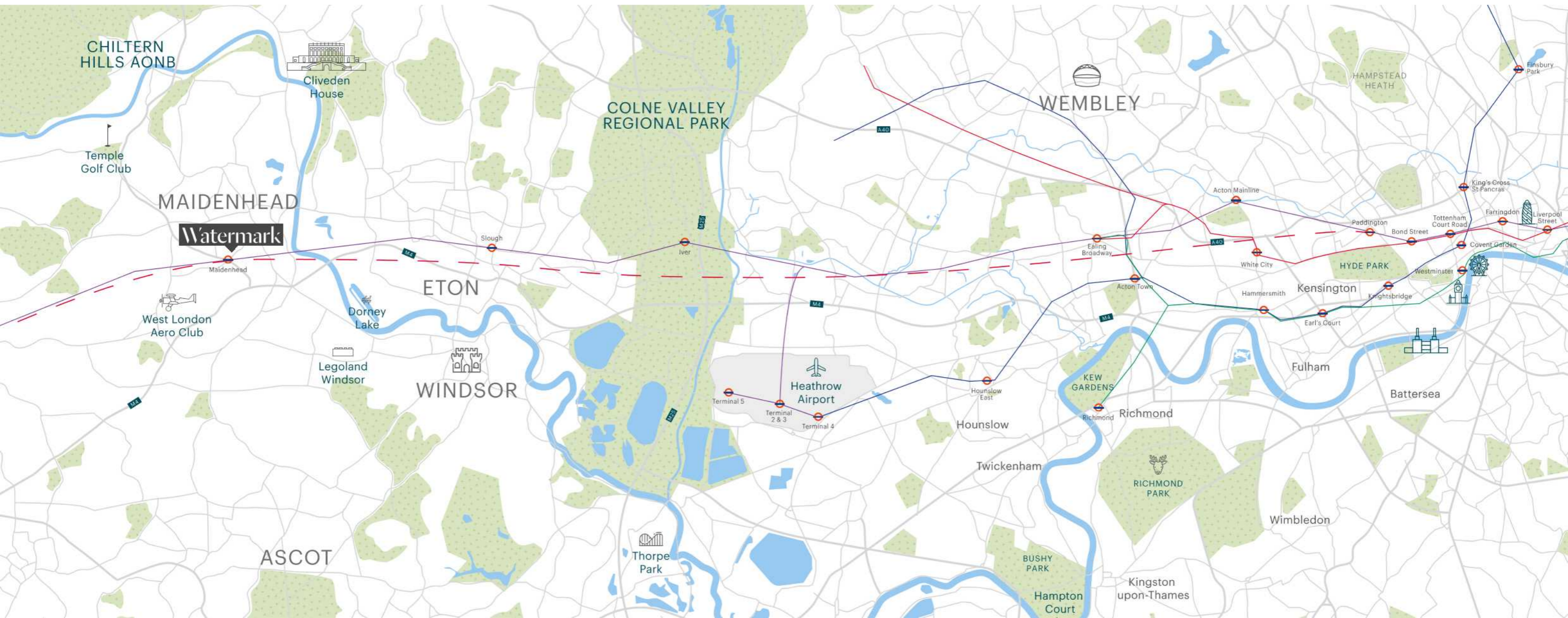



HEATHROW
20min


WINDSOR
16min




ELIZABETH LINE
(CROSSRAIL)
DIRECT LINKS TO
HEATHROW, CENTRAL LONDON
& THE CITY



WATERMARK COMMERCIAL UNITS TO LET

MAGNET LEISURE CENTRE

THE MOOR

KIDWELLS PARK

THE ARC PUB

SAINSBURYS

PREMIER INN

ADOBE SYSTEMS OFFICES

MAERSK OFFICES

MARKS & SPENCERS

BOOTS

THE BEAR

CHUTNEY JACKS

COPPA CLUB

STRAWBERRY GROVE

CAFE NERO

MAIDENHEAD LIBRARY

AMPHITHEATRE

TOPSHOP

H&M

INSPIRE HOT YOGA

GRENFELL ARMS

CROSSFIT

NICHOLS SHOPPING CENTRE

Watermark TRINITY PLACE
Watermark COOPER COURT



PIZZA DELLA MAMMA

MIYAZAKI JAPANESE

MAIDENHEAD UNITED FC

ODEON

DAVID LLOYD

THREE OFFICES

TRAVELODGE

ABSOLUTLEY GO-KARTING

GRENFELL PARK

MAIDENHEAD STATION

HALFORDS

HOMEBASE

- OFFICES
- HOTEL
- FOOTBALL TEAM
- WELLNESS ACTIVITIES
- SHOPPING
- FOOD AND DRINK
- PUB / BAR
- COFFEE SHOP
- LIBRARY
- CROSSRAIL
- NATIONAL RAIL

Map is for illustration purposes only and not to scale.

Development summary



Watermark is a collection of signature buildings arranged around York Road in Central Maidenhead.

The scheme will create 229 new homes when finished. The commercial opportunities are located within Trinity Place and Cooper Court, which sit either side of St Ives Road just south of The Royal Borough of Windsor & Maidenhead Council Offices and Grade II Listed Maidenhead Library.



Plans & Unit Details

TRINITY PLACE

UNIT NUMBER	AREA (GIA)	
	SQ FT	SQ M
Unit 1.1	1,271	118.1
Unit 1.2	3,442	319.8
Unit 1.3	1,511	140.4

There is scope to link all three units together subject to demand. Please note there is a stepped level change between units 1.2 and 1.3.



PIAZZA LEVEL

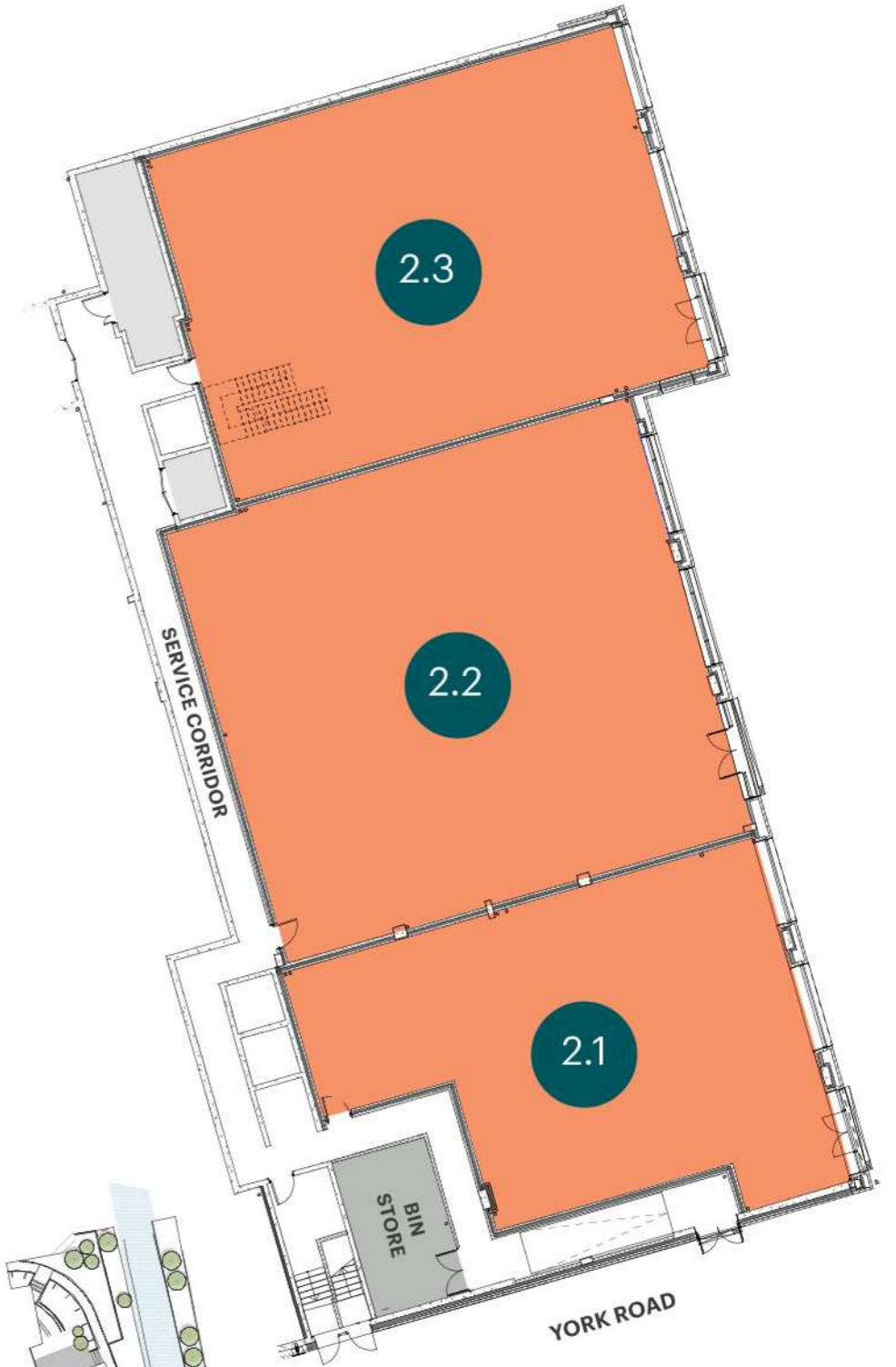
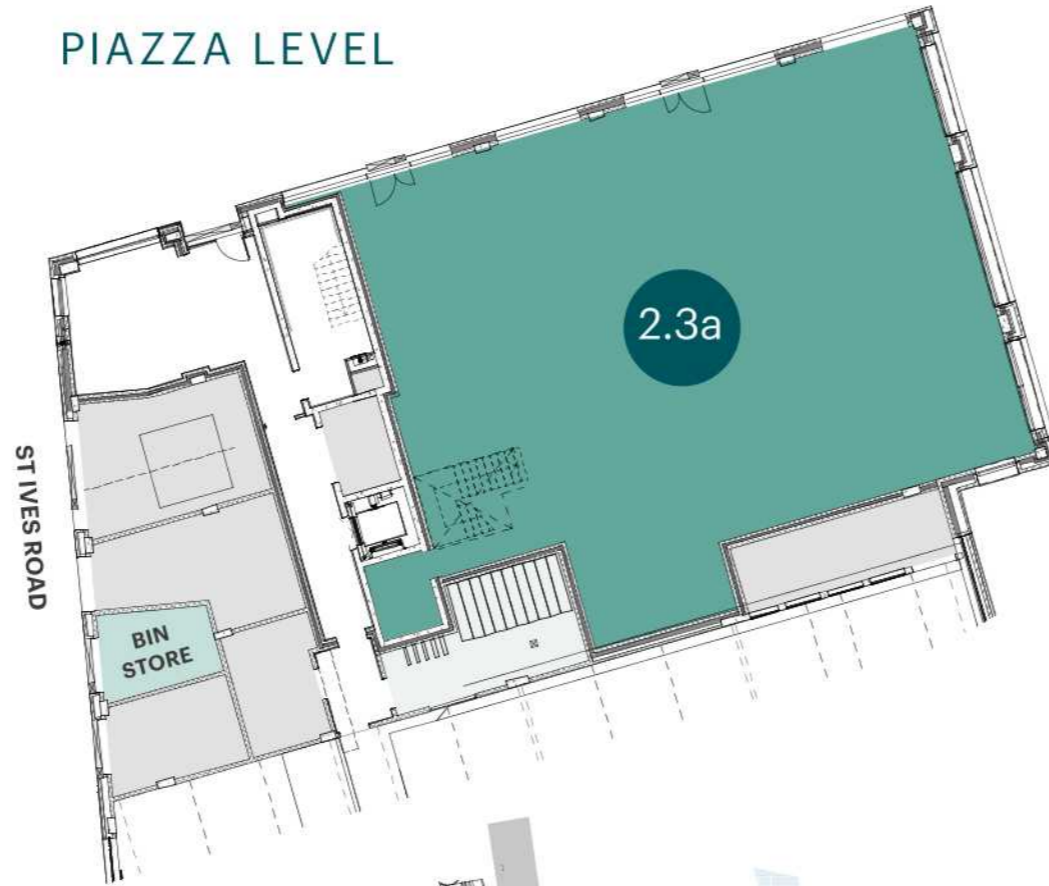
Plans & Unit Details

COOPER COURT

UNIT NUMBER	AREA (GIA)	
	SQ FT	SQ M
Unit 2.1	2,408	223.7
Unit 2.2	3,864	359.0
Unit 2.3	3,079	286.0
Unit 2.3a	3,269	294.4

There is scope to link all river level units together subject to demand. Unit 2.3 and Unit 2.3a can be linked by installing a staircase between the units.

PIAZZA LEVEL



STREAM LEVEL

EPC

Predicted Energy Performance Asset Rating for all units.

TRINITY PLACE



COOPER COURT



SPECIFICATION

The units will be completed to shell and core condition with shopfronts installed and capped off services.

USE CLASSES

The units benefit from Class A1-A3, B1 and D1 uses. Alternative uses such as Class A4 and D2 will also be considered subject to planning.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority.

PROGRAMME

The retail units will be ready for handover and tenant fitout in late Summer 2021. Pre-let enquiries should be made to the appointed letting agent, Kempton Carr Croft.

TERMS

The units will be offered on new leases direct from the landlord on a term to be agreed with scope for external space subject to an additional agreement.

SERVICE CHARGE

On application.

RENT

On application.

Watermark

MAIDENHEAD

Contact

For further information:

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS

MITCHELL BROOKS

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07818 117 021

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COUNTRYSIDE
Places People Love