

UNIT 2.3A COOPER COURT, ST. IVES ROAD, MAIDENHEAD,
BERKSHIRE, SL6 1LF

JACKSON
CRISS

NEW BUILD TOWN CENTRE RETAIL UNIT



020 7637 7100

LOCATION

Maidenhead benefits from excellent road communications being located just two miles north of Junction 8/9 of the M4 motorway, whilst the M40 is due north via the A404(M) dual carriageway.

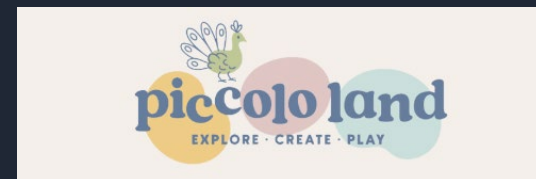
The town is also served by a regular rail service to London Paddington and benefits from being on the Elizabeth Line. Maidenhead train station is within a five-minute walk of the property, as are other town centre related amenities.

DESCRIPTION

Cooper Court is located in the Watermark Development, on St Ives Road in Maidenhead town centre, just south of the Library and near the Council offices, fronting the newly created Library Square and illuminated water fountains and has become a centrepiece, source of play, and a meeting point for Maidenhead.

Unit 2.3a is in shell and core specification and offers open plan accommodation, with full width and height glazed frontage, consisting of 3,227 sq ft. and benefits from a gas connection and Class E(a)-(c), E(e)-(f), F1 and E(g)(i) (formerly A1-A3, B1 & D1). Alternative use such as Sui Generis and E(d) (formerly A4 & D2) will also be considered subject to planning. The unit is directly neighbouring Any Time Fitness and close to Knead Pizza, A Hoppy Place (craft ales), Piccolo Land (roll play for under 6s) and a soon to be opened golf practice offer at unit 1.2.

**KNEAD
PIZZA**



ACCOMMODATION

Unit 2.3a: 3,227 sq ft / 299.79 sq m.

RENTAL

£20.00 per sq ft, exclusive of business rates, service charge, insurance and utilities and subject to VAT.

TERMS

The unit will be offered on a new lease for a term to be agreed with scope for external seating subject to an additional agreement.

BUSINESS RATES

The billing authority is The Royal Borough of Windsor & Maidenhead. We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.



LEGAL COSTS

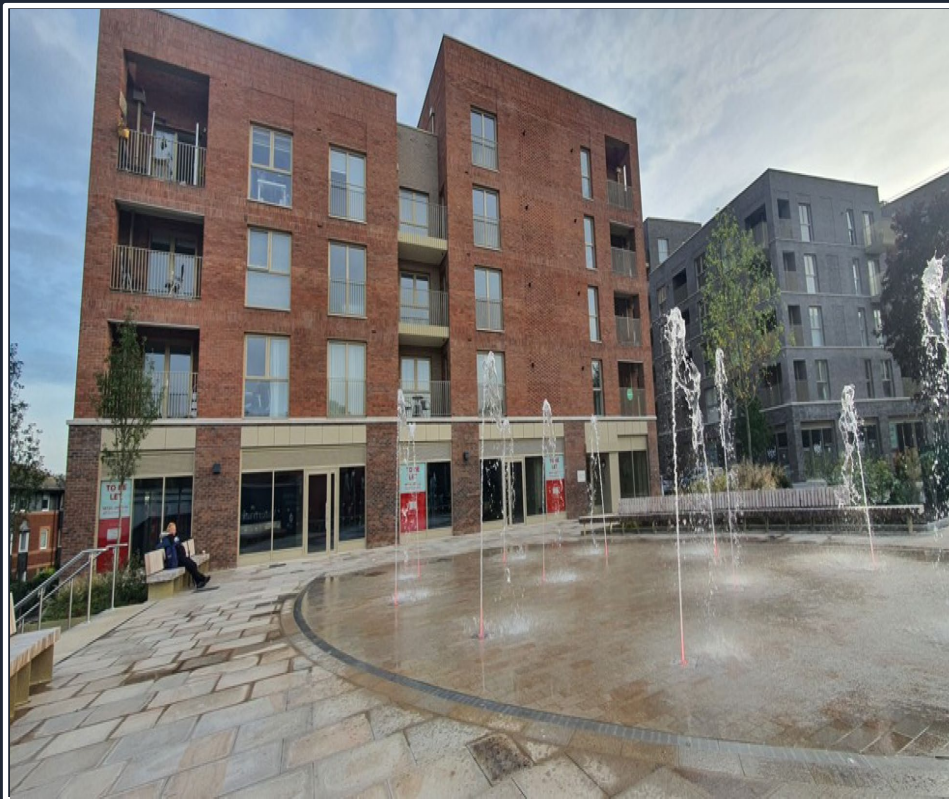
Each party to bear their own professional and legal costs incurred throughout.

VAT

The property is elected for VAT.

ENERGY PERFORMANCE RATING

A-23



VIEWING

For further information/floor plans, contact:

David Scott

07798 823 376

davids@jacksoncriss.co.uk

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**Unit 2.3a
Watermark**

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