



# TO LET RETAIL / LEISURE UNIT

Waterside Quarter,  
Unit A, The Colonnade,  
Maidenhead, SL6 1QG

2,924 SQ FT (271.7 SQ M)  
Inclusive of WC's & Changing Areas



# SET WITHIN AN AWARD-WINNING, VIBRANT WATERSIDE DEVELOPMENT

The arrival of the Elizabeth Line has enhanced connectivity across London, driving momentum behind Maidenhead's transformation. Major developments such as Waterside Quarter, Watermark and One Maidenhead are now complete, with Tempo due by year-end and plans advancing for the new Nicholson Quarter.

This Waterside Quarter unit sits at the centre of a vibrant mixed-use scheme with 184 apartments.

Key neighbouring occupiers include Presto, Sauce & Flour, Bakeddd, Bombay Story, Bardo Lounge, Coppa Club, El Cerdo, ToMo Tanovna, Cocoba Café, Waitrose and Pizza Express.

Waitrose



BARDO LOUNGE  
CAFÉ BAR



Sainsbury's



Bombay Story  
INDIAN KITCHEN & BAR



# PROPERTY DETAILS

This ground floor unit is located in the heart of Waterside Quarter facing the restored waterway and is **suitable for a variety of uses including retail, wellness & medical use.**

## EXISTING FITOUT FEATURES

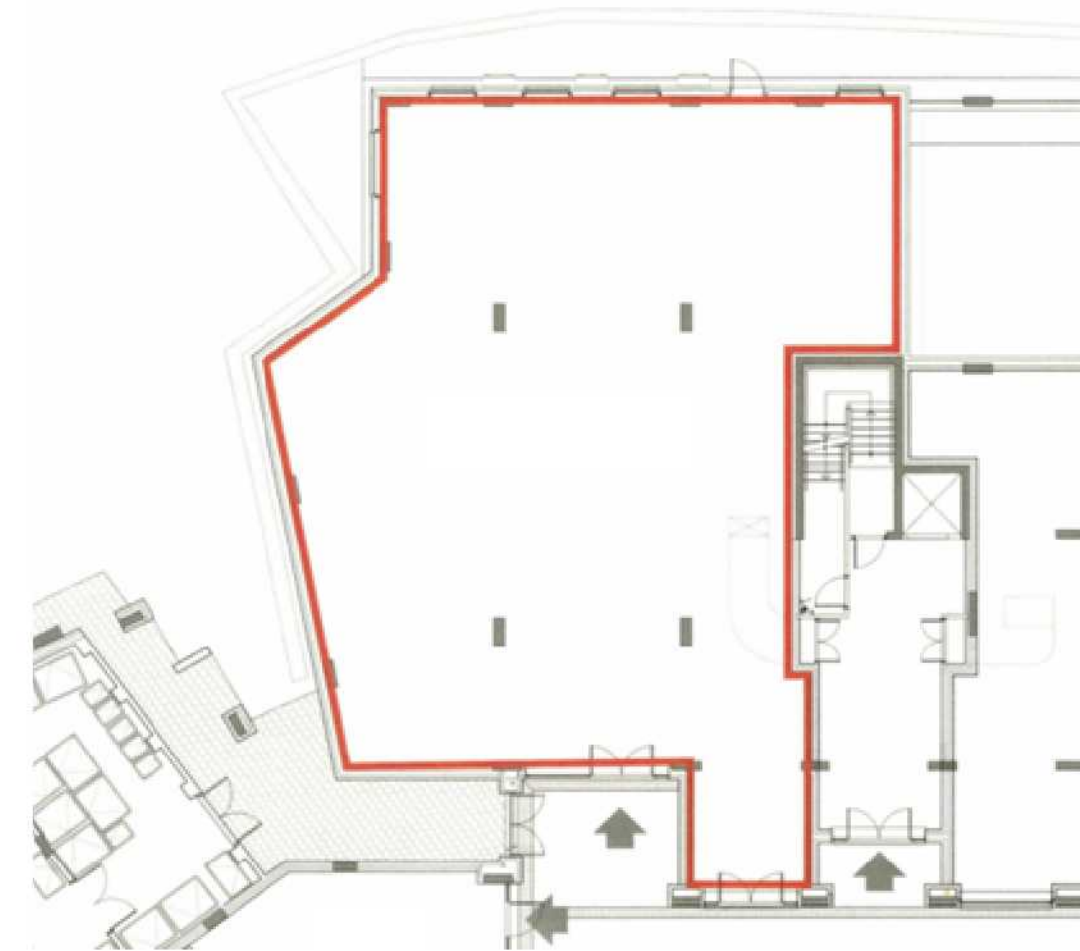
If the current layout is retained, the unit includes:

- Soundproofed unit with cushioned raised flooring
- Large storage area
- Men's changing: 1 WC, 2 showers
- Ladies' changing: 1 WC, 3 showers
- Separate accessible WC & shower

The existing layout is ideal for operators looking to minimise fitout costs and open quickly.

## CONVENIENT LOCATION

The unit is just a two-minute walk from the Hines Meadow multi-storey car park, offering plentiful and convenient parking for customers and staff. Waterside Quarter also benefits from excellent pedestrian access and close proximity to transport links.



## SIZE

2,924 sq ft (271.7 sq m)  
Inclusive of WC's & changing areas

## RENT

£50,000 +VAT per annum

## SERVICE CHARGE

£1,278.60 +VAT per annum

## CLASS

Class E

## EPC

A (22)

## BUSINESS RATES

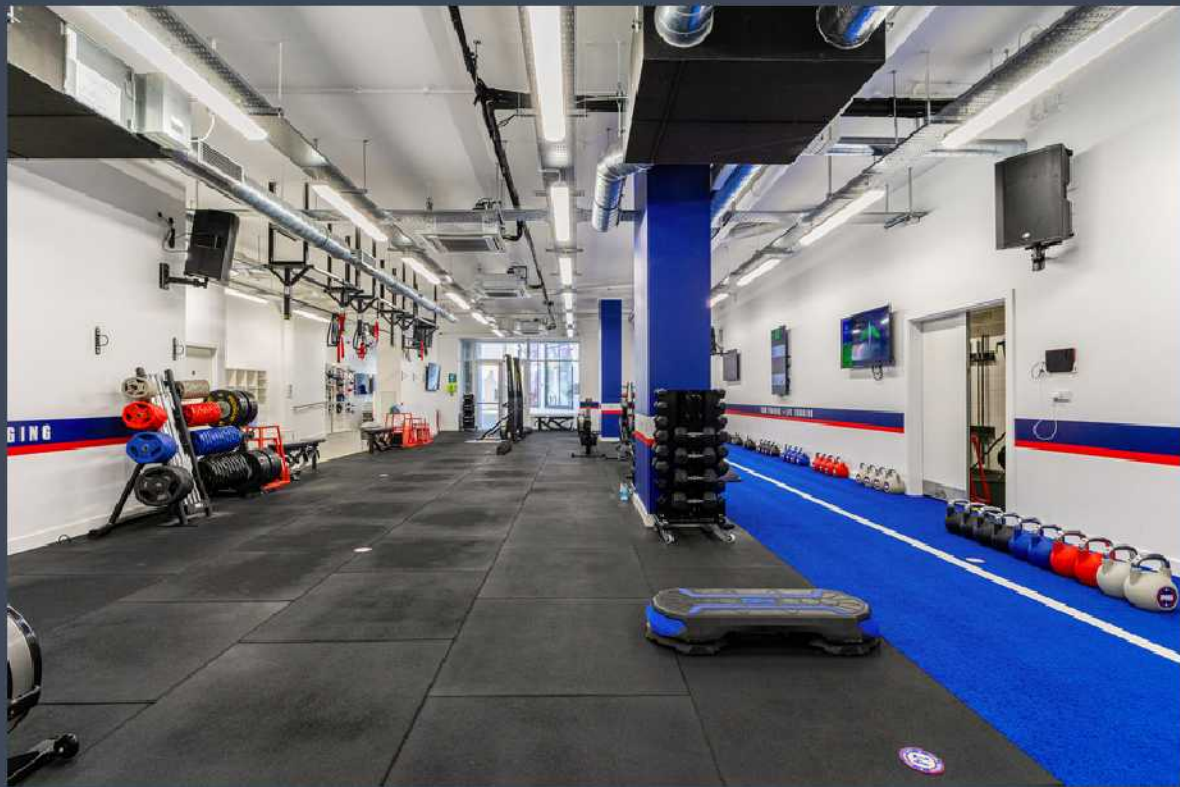
Rateable value: £55,500\*  
Rates payable: £23,865\*\*

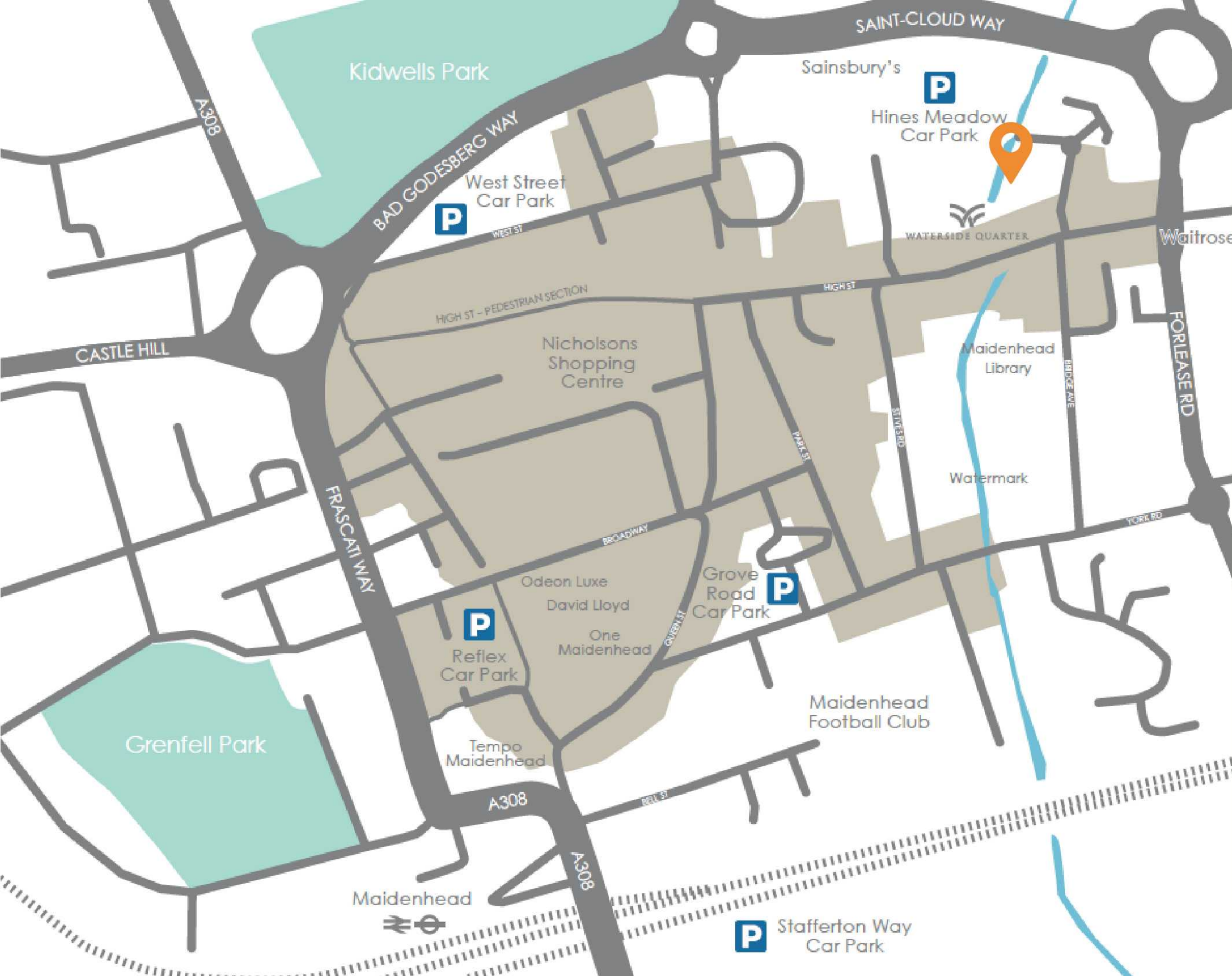
All interested parties should make their own enquiries with the local authority to confirm exact liabilities.

## LEASE

Available on a new full repairing and insuring lease, direct from the landlord on a term to be agreed by negotiation.

\*From 1 April 2026  
\*\*From 1 April 2026 assuming retail, hospitality, or leisure use





Reading 14 minutes	Maidenhead
Maidenhead	Marlow 5.7 miles
Slough 8 minutes	Windsor 6.8 miles
Heathrow T2 & 3 32 minutes	Henley-on-Thames 9.2 miles
Paddington 36 minutes	Heathrow Airport 13 miles
London Liverpool Street 47 minutes	Westfield London 26.5 miles
Canary Wharf 54 minutes	Gatwick Airport 52.2 miles

Elizabeth train times to destinations based on leaving Maidenhead Westbound at 07:41 and Eastbound at 07:37, Monday to Friday, valid from Sunday 10 December 2023 to Saturday 1 June 2024.



2.5 MILES TO  
J8/9 OF M4



0.5 MILES TO  
MAIDENHEAD TRAIN STATION



13 MILES TO  
HEATHROW AIRPORT



30 MILES FROM  
CENTRAL LONDON

**P** HINES MEADOW CAR PARK 1,280 SPACES

**TO LET**

RESIDENTIAL UNITS

EL CERDO TAPAS BAR

Bombay Story INDIAN RESTAURANT & BAR

RESIDENTIAL UNITS

LOADING BAY

Preto

COCOBA

ToMo

S&F

BARDO LOUNGE CAFE BAR

THE BEAR

POPEYES BARBERS

bakedd

COPPA CLUB MAIDENHEAD

PIZZA EXPRESS

GOYALS

THE FAT BUDDHA

STORIA

WAITROSE

WENZEL'S

THE MAIDEN'S HEAD

SANTANDER

PARK STREET

HSBC

GDK

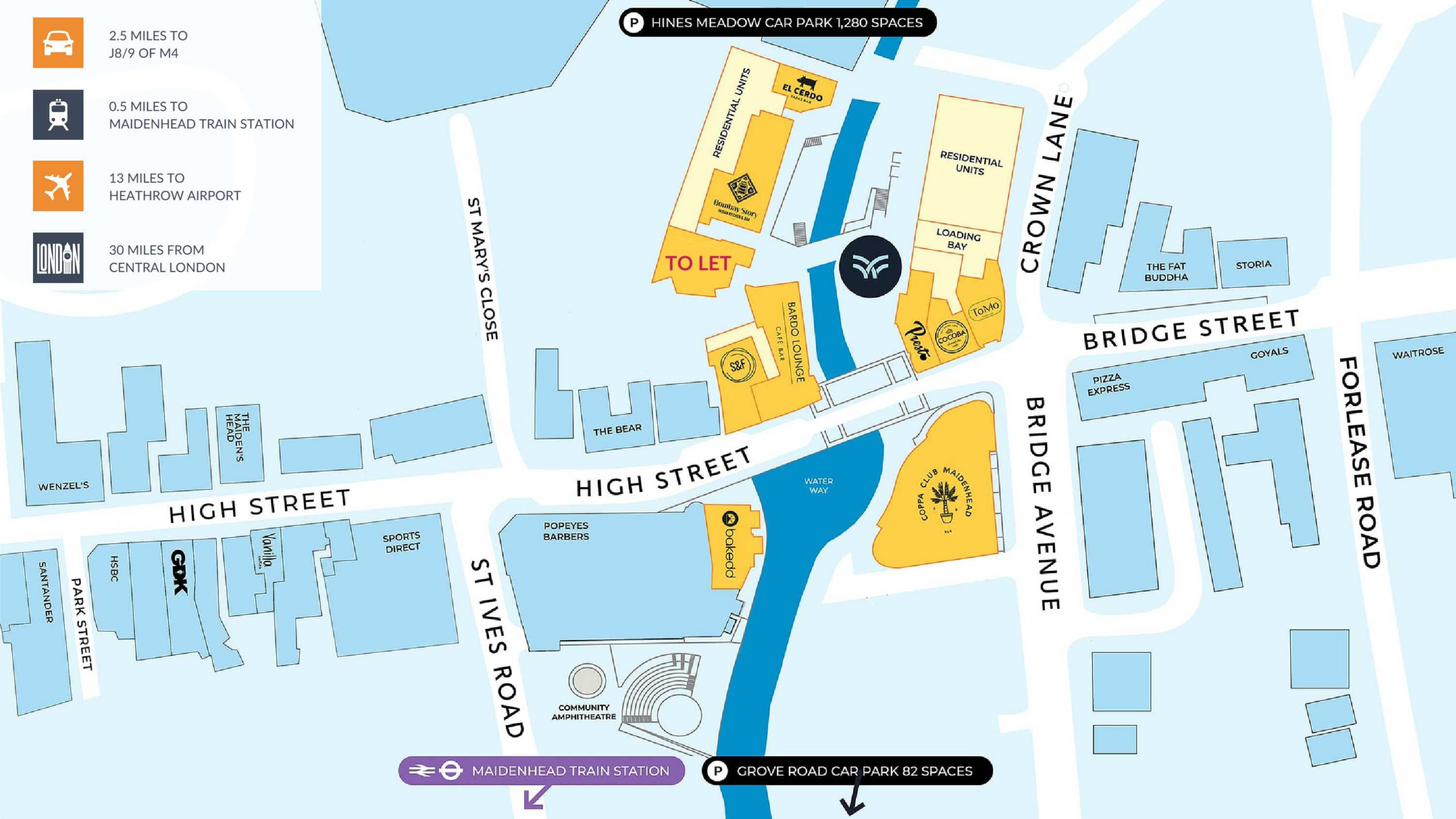
Vanilla

SPORTS DIRECT

COMMUNITY AMPHITHEATRE

MAIDENHEAD TRAIN STATION

**P** GROVE ROAD CAR PARK 82 SPACES



# GET IN TOUCH



MITCHELL BROOKS

07818 117021

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

ALFIE GREEN

01628 582704

07435 610202

[alfie.green@kemptoncarr.co.uk](mailto:alfie.green@kemptoncarr.co.uk)

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

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Owned and managed by:

**SORBON**  
ESTATES