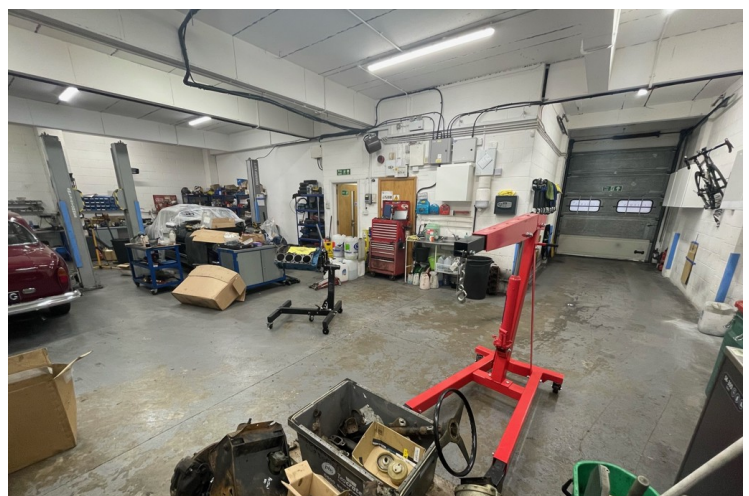
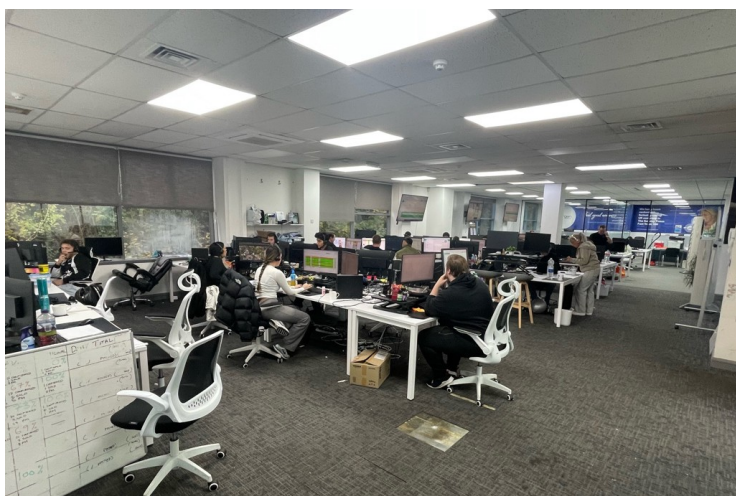


FOR SALE

15,045 Sq.Ft. (1,397.68 Sq.M.)



Units 1- 4 Bell Business Centre, Bell Street, Maidenhead, SL6 1HX

TENANTED TOWN CENTRE INVESTMENT / DEVELOPMENT OPPORTUNITY

- Modern Terrace Of Four Business Units
- Multi Let, With Potential To Asset Manage Up Rental Income
- Feature Glazed Elevations With Spiral Staircases
- Long Term Development Potential To Residential (S.T.P.)



Maidenhead
01628 771221

UNITS 1 - 4 BELL BUSINESS CENTRE, BELL STREET, MAIDENHEAD, SL6 1HX

Location & Description

A modern terrace of Business / Hybrid Units, within 0.487 acres, with parking for 30 - 40 cars, situated within the Town Centre of Maidenhead. The opportunity is within a short walking distance of the Train Station, providing services to London Paddington and the various Town Centre amenities. There are excellent road links via the M4 to the South and on to the M40 via the A404.

The Units provide, as built, ground floor Industrial space with Offices above, with glazed feature entrances and stairwells. Some of the units have been converted to Office accommodation at ground floor level, which could be converted back to Industrial space, with relative ease. The units are currently occupied as follows.

- Ground Floor Unit 1 Let to Baylis Community Media
- Ground Floor Units 2 & 3 Licenced to CycleHub Charity
- Ground Floor Unit 4 Let to Colemans Cars Ltd
- First Floor Units 1 - 4 Let to Evergen Ltd

The current rental income is £102,200 per annum exclusive, increasing to £154,000 by September 2025. Ground-floor units 2 & 3 are charitable lettings, not generating a rental income, on flexible terms. Baylis Media is a related business to the ownership and therefore under-rented, but will vacate with reasonable notice if required. Copies of the various leases are available upon request. Should VP be wanted this could be obtained March 2028. Should the units be refurbished as Hybrid / Business Units it is our view that the rents would be in the region of £12.50psf (£188,062). Should the units be converted in its entirety to office accommodation, the rent potential would be £19.50psf - £22.50psf. There is further potential that the asset could be redeveloped to residential, long term, whether within the existing buildings or demolished and rebuilt as purpose built new residential scheme - Subject To Planning Permission.

EPC ratings are - Unit 1-2 C63 / Unit 3 D76 / Unit 4 C53

Accommodation

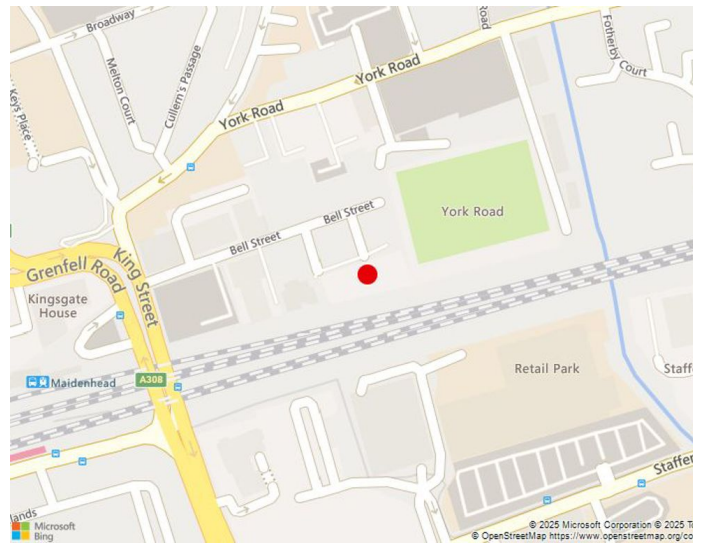
	Sq.Ft.	Sq.M.
Unit 1	3,856	358.22
Unit 2	3,786	351.72
Unit 3	3,747	348.1
Unit 4	3,656	339.64
TOTAL (GIA)	15,045	1,397.68

Price / Terms

Offers in the region of £3,000,000

The freehold is available For Sale, with the benefit of the various leases that are currently in place, on terms to be agreed by negotiation. Each party to bear their own professional and legal costs.

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the purchaser to provide various documentation such as company information, identification and proof of funds before the sale can progress in legals.



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk



Luke Bennett
07385 467367
luke.bennett@kemptoncarr.co.uk

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