



ST. CLOUD GATE, MAIDENHEAD, SL6 8XD

OFFICE TO LET

2,052 SQ FT (190.64 SQ M)



Summary

Modern Town Centre Offices - To Let

Available Size	2,052 sq ft
Rent	£21.50 per sq ft
Rates Payable	£9.20 per sq ft
Rateable Value	£9
Service Charge	£9.50 per sq ft Includes Building Insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

- Modern office space in town centre
- Refurbished reception
- Air conditioning
- Raise floors
- LED Lighting
- EV Charging
- Excellent car parking ratio of 1:281 sq ft



Location

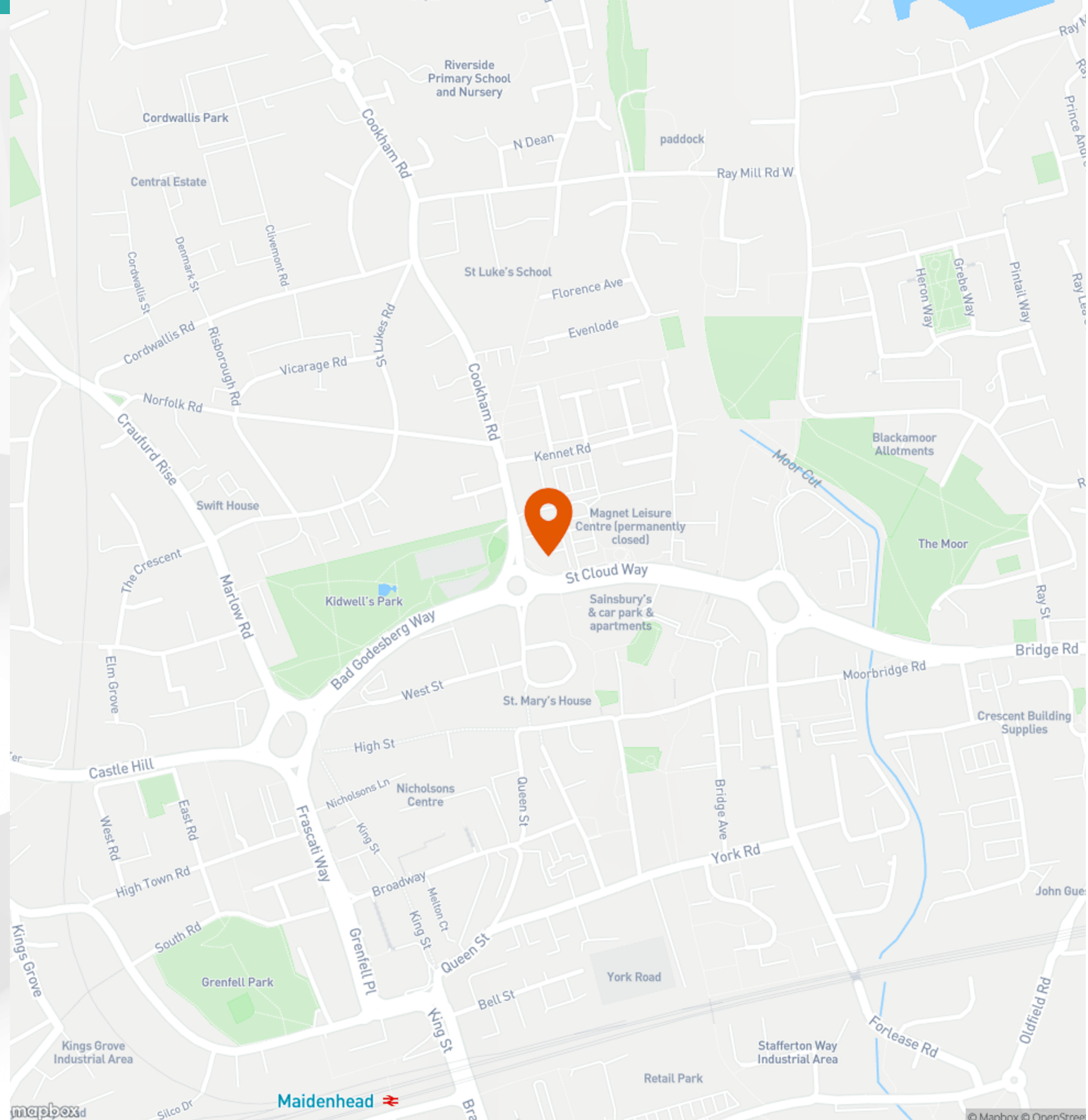


**St. Cloud Gate, St. Cloud Way,
Maidenhead, SL6 8XD**

St Cloud Gate is ideally situated just a short walk from Maidenhead railway station, which offers frequent services to London Paddington and Reading. With the addition of the Elizabeth Line, Maidenhead now benefits from direct connections to Central London, the City, and East London, significantly enhancing commuter convenience.

The property is also well connected by road, with Junction 8/9 of the M4 motorway located approximately two miles away, providing easy access to London, Reading, and the broader national motorway network.

For international travel, Heathrow Airport is just a 20-minute drive, making this an excellent location for both regional and global connectivity.





Further Details

Description

St Cloud Gate enjoys a prominent location in the heart of Maidenhead, with direct frontage onto the A4 and convenient access via a secure, gated car park. The property offers modern office accommodation arranged over three floors, served by both a passenger lift and stairwell. Notably, the lift provides private, direct access into the second-floor suite.

Refurbishment works have further enhanced the building, including a redesigned reception area and upgrades to the vacant space such as fresh décor, energy-efficient LED lighting, and the addition of electric vehicle (EV) charging points. The property benefits from excellent on-site parking, with a generous ratio of 1:281 sq ft.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - East	2,052	190.64	Available
Ground - West	1,155	107.30	Let
2nd	2,524	234.49	Let
Total	5,731	532.43	

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.





Enquiries & Viewings



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