

# Watermark

MAIDENHEAD SL6

A DEVELOPMENT BY

Vistry



**Multi-Let Retail & Leisure Investment For Sale**

**18,703 sq ft - 6 Units 1,278 to 6,888 sq ft**

**green  
& partners**

# INVESTMENT SUMMARY



- Maidenhead is a prominent Elizabeth Line commuter town located in Berkshire with excellent connectivity.
- Newly developed mixed-use building in the heart of Maidenhead town centre.
- Part of the major regeneration of Maidenhead supported by the Royal Borough of Windsor & Maidenhead Council.
- 229 new homes and approximately 18,703 sq ft of commercial space.
- Located adjacent to the Grade II listed Maidenhead Library and the Royal Borough of Windsor & Maidenhead Council offices.
- High footfall pedestrianised area activated by the newly created Library Square and enhanced public realm.
- Strong tenant mix including national leisure operators and independent boutiques.
- 7.64 years WAULT to break.
- Total Income of £287,081 per annum.

The vendor is seeking offers in excess of £2,695,000

Two Million Six Hundred and Ninety Five Thousand Pounds, subject to contract for the benefit of their virtual freehold interest, reflecting the following yield and capital value profile:

- Net Initial Yield: 10.01% (assuming graduated purchaser's costs of 6.41%)
- Capital Value: £144 per sq ft

# Watermark



Grenfell Park

  
Maidenhead  
Train Station

  
Office  
Development

One Maidenhead

Town Centre

Maidenhead United  
Football Club

# A POPULAR COMMUTER TOWN

Maidenhead is a prominent commuter town located in Berkshire, within the Royal Borough of Windsor & Maidenhead, one of the most affluent and desirable areas in the South East.

The town centre is located 6 miles west of Slough, 7 miles north of Windsor, 15 miles east of Reading and 28 miles west of Central London.



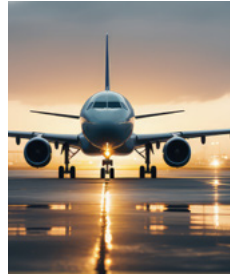
**MAIDENHEAD RAILWAY  
& UNDERGROUND STATION**  
7 minute walk



**ELIZABETH LINE**  
Bond Street (35 minutes)  
Liverpool Street (50 minutes)  
Canary Wharf (57 minutes)



**OVERGROUND**  
Paddington (22 minutes)  
Reading (14 minutes)



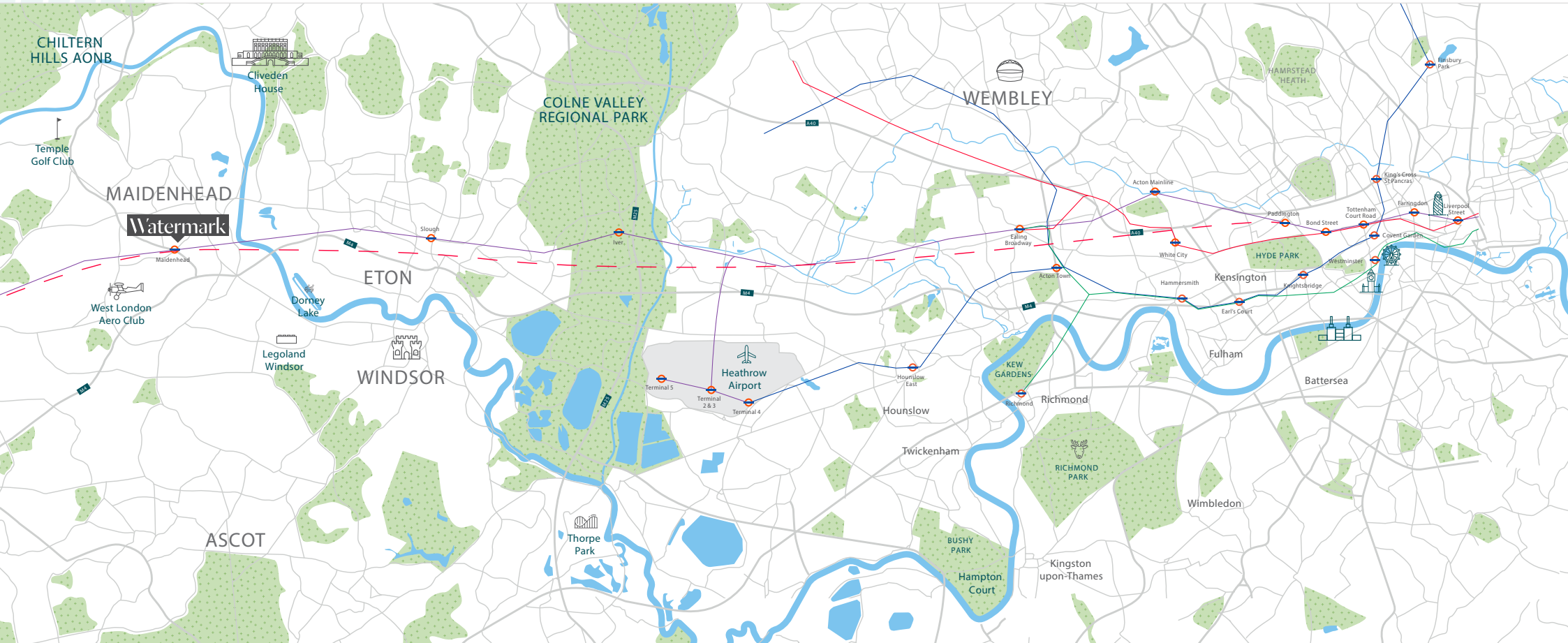
**HEATHROW**  
20 minutes














**EASY ACCESS TO MOTORWAYS**  
M4 (Junction 8/9) serves the M25  
M40 serves the north



**WINDSOR**  
16 minutes



-  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.



## LOCATION

The town centre is popular among professionals and families, drawn by its excellent schools, diverse dining scene, independent boutiques, and lively cafés and bars. The town ranks among the top five wealthiest locations in the South East.

It is part of the Thames Valley, one of the UK's most prosperous regions, known for its excellent schools and high quality of life.



## DESCRIPTION

Watermark is a 229 new home and commercial landmark development by national housebuilder, Vistry.

The commercial elements span Trinity Place and Cooper Court, arranged either side of St Ives Road.

Positioned around the newly created water fountains of Library Square, the scheme is enhanced by pedestrianisation and public realm improvements that provide a natural gathering point for residents and visitors.

This new destination for Maidenhead is now home to a vibrant collective of tenants providing social, leisure, fitness and independent artisan F&B.

Upper floors comprise residential apartments (all sold).

## TENURE

The property is available by way of a new 250-year virtual freehold interest.





## DEVELOPMENT SUMMARY

Maidenhead is currently undergoing significant regeneration, with over £200 million invested in the town centre, including new public realm, residential development, and infrastructure upgrades.

The arrival of the Elizabeth Line has accelerated this momentum, drawing in a new demographic of young professionals and families, whilst staying connected to London.

The wider area has seen significant regeneration and investment, with ongoing delivery of thousands of new homes, enhanced public spaces, and modern commercial offerings, all of which are redefining Maidenhead's town centre and long-term growth potential.





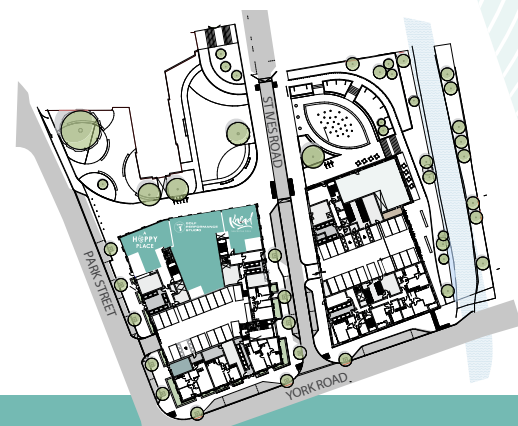
## ACCOMMODATION

The Watermark, Maidenhead comprises two mixed-used buildings with six ground floor commercial units split between Trinity Place and Cooper Court buildings with a combined total floor area of 18,703 sq ft. The upper floors comprise residential apartments.

UNIT	TENANT	TRADING NAME	AREA
<b>TRINITY PLACE</b>			
Unit 1.1	Knead Wood-Fired Pizza Ltd	Knead Neapolitan Pizza	1,278
Unit 1.2	Golf Simulator Studios Ltd	Golf Performance Studio	3,435
Unit 1.3	DN Hay Holdings Ltd	A Hoppy Place	1,504
<b>COOPER COURT</b>			
Unit 2.1	Piccolo Land Ltd	Piccolo Land	2,371
Units 2.2 & 2.3	Rana Fitness Ltd	Anytime Fitness	6,888
Unit 2.3a	Under Offer	Under Offer	3,227
<b>Total</b>			<b>18,703</b>

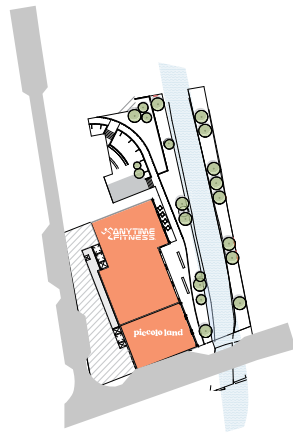
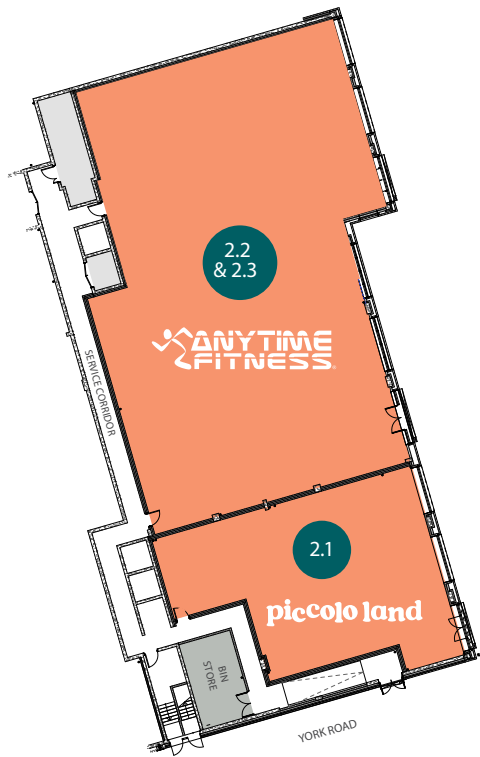


**TRINITY PLACE**  
Piazza Level

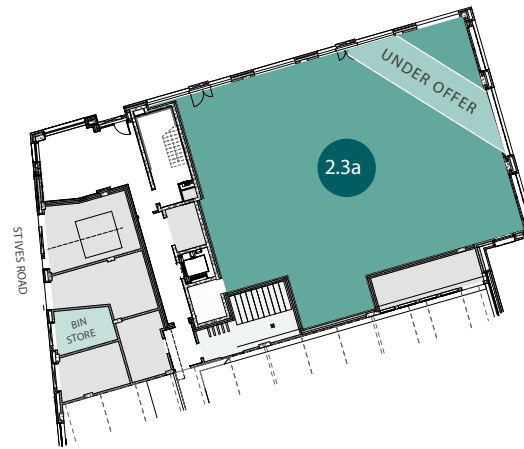




**COOPER COURT**  
Stream Level



**COOPER COURT**  
Piazza Level



# TENANCY SCHEDULE



DESCRIPTION				LEASE INFORMATION						INCOME			
Unit	Tenant	Trading Name	Area (sq ft)	Lease Start Date	Term (years)	Lease End Date	Break Date	Rent Review Frequency	Next Review Date	Current / Proposed Rent (£ pa)	Rent (per sq ft)	% of Income	Comments
1.1	Knead Wood-Fired Pizza Ltd	Knead Neapolitan Pizza	1,278	27/05/2022	10	26/05/2032	N/A	5 yearly	27/05/2027	£23,004	£18.00	8%	Deposit Held £11,502 plus VAT. RR 5 yearly, RPI linked (4% Cap & 2% Collar) annually compounded.
1.2	Golf Simulator Studios Ltd	Golf Performance Studio	3,435	12/06/2025	10	11/06/2035	N/A	5 yearly	01/06/2030	£58,395	£17.00	20%	Term: 10 years, inside 1954 act. Rent Deposit: £16,666.67 plus VAT. Tenant Break: None. Rent Free: Until 1st July 2026. RR: 5 yearly, upwards only, RPI linked (collar and cap at 2%-4%) annually compounded.
1.3	DN Hay Holdings Ltd	A Hoppy Place	1,504	07/04/2022	15	06/04/2037	07/04/2032	5 yearly	07/04/2027	£27,072	£18.00	9%	Deposit Held £16,243.20 plus VAT. RR 5 yearly, RPI linked (4% Cap & 2% Collar) annually compounded. Tenant Break 10th anniversary of the term (subject to 12 months notice). Rent Free expired.
2.1	Piccolo Land Ltd	Piccolo Land	2,371	20/09/2024	15	19/09/2039	20/09/2034	5 yearly	20/09/2029	£37,000	£15.61	13%	Stepped Rent YR2 - £37k pa, YR3 - £38k pa YR4 - £39k pa YR5 - £40k pa. Term: 15 years. Break: Year 10 (subject to 6 months notice). Rent Reviews: Every 5 years. Upward only by reference to RPI but capped at 3% per annum and collared at 1% per annum compounded annually. Rent Free: 19 months. Rent Deposit: £21,000 plus VAT.
2.2 & 2.3	Rana Fitness Ltd	Anytime Fitness	6,888	02/02/2022	15	01/02/2037	02/02/2032	5 yearly	02/02/2027	£96,432	£14.00	34%	Deposit Held £36,162. RR 5 yearly, RPI linked (4% Cap & 2% Collar) annually compounded. Rent Free expired. Tenant Break: Year 10 (12 months notice).
2.3a	Under Offer	Under Offer	3,227							£45,178	£14.00	16%	Under Offer: Pilates Studio . Rent: £45,178 per annum. Term: 15 years. Break: Year 10 (12 months notice). Rent Reviews: Every 5 years. Upward only by reference to RPI but capped at 4% per annum and collared at 2% per annum compounded annually. Rent Free: 16 months rent free. Deposit: £11,294.50 plus VAT.
<b>Total</b>			<b>18,703</b>							<b>£287,081</b>		<b>100%</b>	



## PLANNING

The property is located within the Royal Borough of Windsor & Maidenhead and was developed by Vistry.

The property is not listed and does not sit within a conservation area.



## DEVELOPERS

Vistry is the UK's leading homebuilder, delivering more homes than anyone else through our trusted brands: Bovis Homes, Linden Homes and Countryside Homes.

In partnership with housing associations, public bodies, landowners and institutional private rental operators, Vistry delivers multiple tenures, including affordable homes, build to rent homes and homes for private sale.

The company maintains a strong focus on place-making, designing places that people

love, creating long-term sustainable communities across the UK, including some of the country's most complex regeneration and master planned sites.

Vistry has been awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.

# Vistry



# CRAFT BEER FOR ALL



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- Capital Value: £144 per sq ft

## CONTACT

For further information or to arrange an inspection, please contact:

Ben Simpson  
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Alex.murray@greenpartners.co.uk

## EPCs

Available upon request.

## VAT

The property is elected for VAT and it is expected that the sale will be treated as a TOGC.

## AML

The successful purchaser will be required to fulfil anti-money laundering requirements in accordance with the Money Laundering Regulations.

Misrepresentations Act: The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. April 2026. Designed and produced by Creativeworld. Tel: 01282 858200.



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