



accelerate

MAIDENHEAD · SL6 8BY

Completion
H2 2027

Brand new best in class
industrial & logistics facility

68,350 sq ft 6,350 sq m

To Let

accelerate-maidenhead.co.uk



Indicative CGI

accelerate Maidenhead presents a brand new sustainable development delivering a modern detached HQ facility suitable for range of uses in the heart of the Thames Valley.

This purpose-built development has been designed to maximise operational efficiency, combining a secure self-contained yard, generous car parking provision and 12m eaves height. The opportunity optimises vehicle circulation, storage capacity and warehouse operations. High-quality specification throughout provides a flexible solution for logistics, warehousing and R&D occupiers, complemented by enhanced welfare facilities that support employee wellbeing, recruitment and retention.

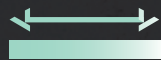
The landscaped environment creates an attractive setting for staff and visitors, while contemporary sustainability features and energy-efficient design help reduce operational costs and support occupiers' environmental objectives. With excellent connectivity to the strategic road network, rail services and town centre amenities, the scheme delivers a highly functional, future-ready business environment that enhances both operational performance and long-term occupier value.



HQ
facility



Secure
fenced yard



Yard depth
37m



2 level
access doors



4 dock
levellers



Power capacity
650kVA



On
3.39 acres



Fully fitted offices
at first floor



Eaves height
12m



64 parking
spaces



EV charging
points



Solar PV



EPC
Targeting EPC A+



'Excellent'

Indicative CGI



accommodation

	sq ft	sq m
Ground Floor Warehouse	58,620	5,446
Reception / Ancillary	1,145	106
First Floor Office	4,185	389
Second Floor Office	4,400	409
Total (GEA)	68,350	6,350

racking plans

Narrow Aisle Racking – 7,110 pallet position

Wide Aisle Racking – 5,712 pallet position

[CLICK HERE TO VIEW PLANS](#)

Comparison against lower eaves

	Narrow Aisle Racking	Wide Aisle Racking
10m eaves	5,925 (-17%)	4,760 (-17%)
8m eaves	4,740 (-33%)	3,808 (-33%)
6m eaves	3,555 (-50%)	2,856 (-50%)





local surroundings

Located in the heart of the Thames Valley, Maidenhead is one of the South East's premier business locations, combining exceptional connectivity with an attractive riverside setting. The town benefits from direct access to Junction 8/9 of the M4, providing excellent links to the M25, Heathrow Airport, Central London and the wider national motorway network. Maidenhead is also served by the Elizabeth line, offering fast and direct rail services to London's West End, the City, Canary Wharf and Heathrow Airport, alongside Great Western Railway connections to Reading and beyond.

The River Thames flows through the town, creating one of the region's most desirable environments in which to live and work. Maidenhead is internationally recognised for its exceptional culinary reputation, with nearby Bray home to renowned Michelin-starred restaurants including The Fat Duck and The Waterside Inn.

The town centre offers a comprehensive range of retail, leisure and hospitality amenities, including national retailers, cafés and restaurants, with destinations such as Coppa Club Maidenhead and Roux at Skindles nearby. Recent investment has further enhanced the local offer, with PureGym, Braywick Leisure Centre

featuring a 10-lane, 25m swimming pool, David Lloyd Maidenhead, a Premier Inn hotel and an Odeon multiscreen cinema all within easy reach. Ongoing public realm improvements continue to strengthen the town centre's appeal for businesses, employees and visitors alike. Neighbouring Taplow complements Maidenhead's amenity provision, with attractions including the recently opened Hall & Woodhouse pub and restaurant overlooking the River Thames, adding to the area's high-quality lifestyle offering.



David Lloyd
— CLUBS —



The NICHOLSON
QUARTER Maidenhead

Sainsbury's



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ONE MAIDENHEAD

Premier Inn

WAITROSE
& PARTNERS

THE MOOR

MAIDENHEAD
UNITED
FOOTBALL CLUB

KIDWELLS
PARK

COPPA
CLUB

MAIDENHEAD
STATION



READING
14 MINS

BRAYWICK LEISURE
CENTRE
← PADEL MAIDENHEAD



HEATHROW
AIRPORT
40 MINS



TAPLOW STATION
SKINDLES RIVERSIDE
FACILITIES



town regeneration

The 'New Heart of Maidenhead' includes some transformational schemes:

The Nicholson Quarter is the regeneration of the town centre and the 1960s Nicholson Tower. This is expected to deliver more than 650 new homes, 300,000 sq ft of new office space, 6 new retail zones and a new multi storey car park.

One Maidenhead will include up to 429 new homes, a new office building, multiple new retail units and a new vibrant public space.

The Waterside Quarter is the third phase of the Chapel Arches project which also incorporates the Picturehouse development and Chapel Wharf. Part of Maidenhead's Waterways Restoration Project, it includes 150 luxury apartments built by Shanly Homes, plus 14,000 sq ft of shops, bars and eateries.

Prime workforce location



Exceptional population reach

The location provides access to approximately 41.8 million people—nearly 60% of the UK's total population—within a 4.5-hour HGV drive time.



Strong local workforce pool

Over 92,800 working-age individuals live within a 15-minute drive, expanding to more than 4.1 million within a 60-minute commute, ensuring excellent access to talent.



Substantial industrial & logistics labour force

Within 60 minutes' drive, there are over 1.1 million industrial and logistics workers, with 25,591 available within just 15 minutes.



Competitive labour costs

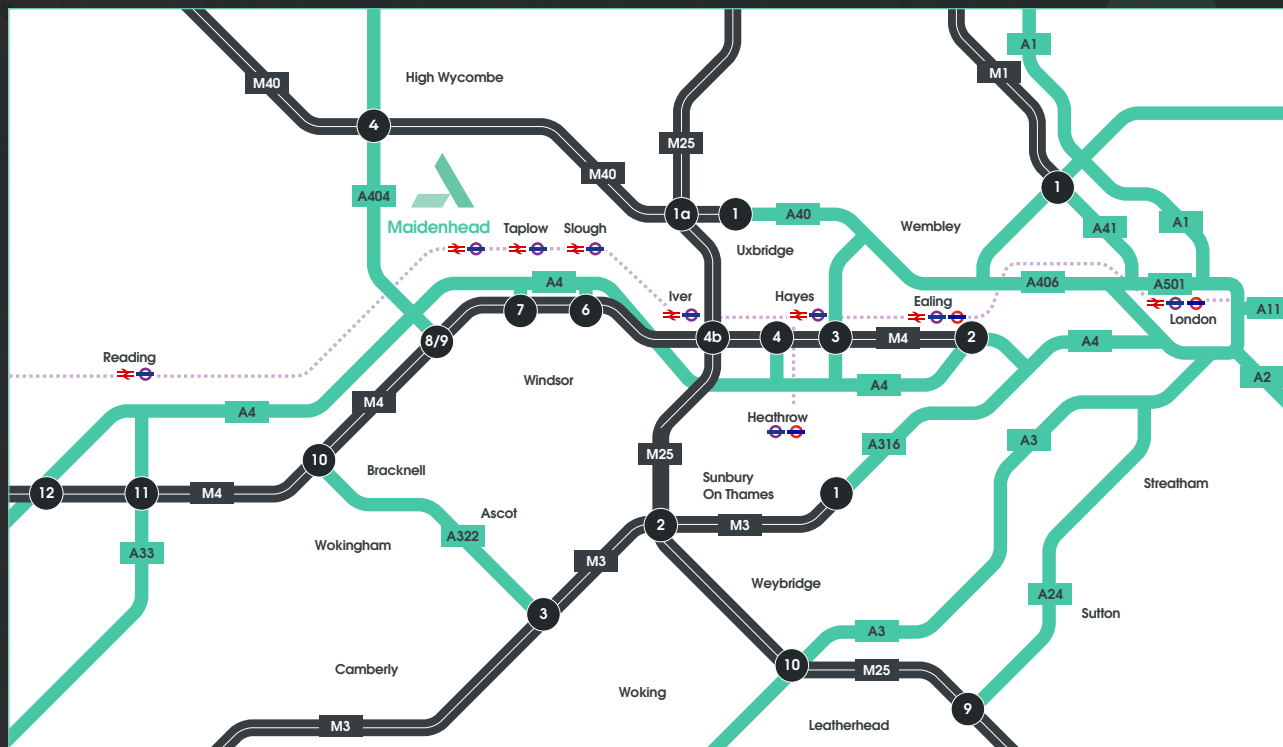
Warehouse worker rates at £12.71 per hour are below the UK average of £13.34, offering potential cost efficiencies for occupiers while skilled driver rates remain competitive.

connections

Located on Reform Road in Maidenhead, accelerate Maidenhead occupies a rare position offering dual advantages for modern businesses. The site provides outstanding staff accessibility, with Maidenhead town centre, comprehensive retail amenities, and the Elizabeth Line station all within walking distance. This connectivity provides rapid direct rail links into Central London, Heathrow Airport, and Reading, supporting workforce attraction and retention.

Simultaneously, the location offers excellent logistics credentials within the strategically important Thames Valley corridor, with immediate access to the M4 motorway and strong road connections to the M25 and M40 networks. This combination of staff-focused amenities and distribution efficiency creates an exceptional operational platform rarely found in prime Thames Valley locations.

Reform Road, Maidenhead SL6 8BY



travel distances

travel distances	miles	drive (mins)	walk (mins)
Maidenhead town centre <i>shops & restaurants</i>	0.3	2	6
Skindles Riverside facilities	0.6	5	12
Maidenhead station <i>Elizabeth Line</i> 	1	5	20
Taplow station 	1.9	6	
M4 J 8/9	2.8	9	
M4 J7	3.6	10	
A404 M	2.8	9	
M40	9	18	
Slough Trading Estate	4.3	14	

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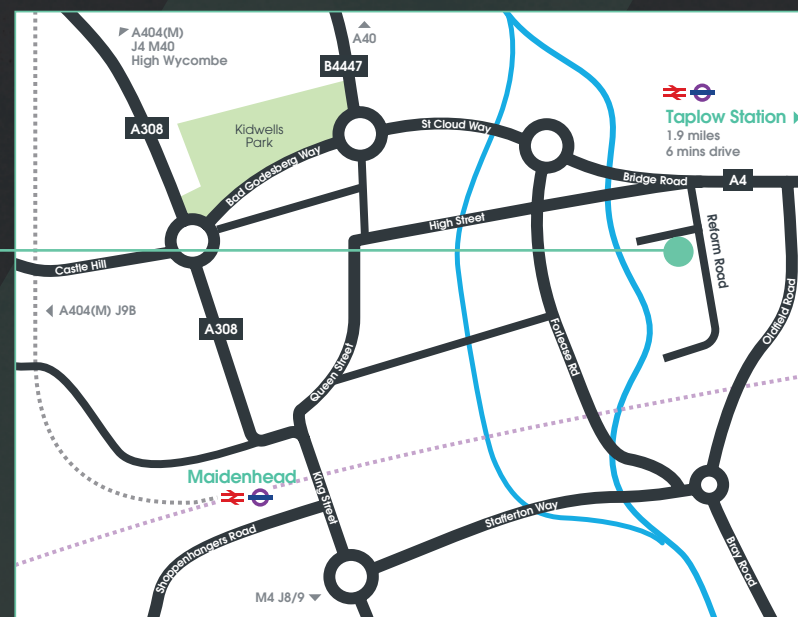


Elizabeth Line

14 mins
to Reading

41 mins
to London Paddington

40 mins
to Heathrow Airport





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Viewings by appointment only through the joint sole agents



Sarah Downes
07856 003033
sarah.downes@jll.com

Melinda Cross
07748 267748
melinda.cross@jll.com

Harry Tanner
07707 863738
harry.tanner@jll.com

CBRE

020 7182 2000
www.cbre.co.uk

Chris Proctor
07798 690234
chris.proctor1@cbre.com

Molly Powell
07880 487 839
molly.powell@cbre.com

Alex Schofield
07972 067 984
alex.schofield@cbre.com

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