

BERKSHIRE HOUSE

MAIDENHEAD | SL6 1NF

 FREEHOLD RESIDENTIAL LED INVESTMENT OPPORTUNITY
LOCATED IN MAIDENHEAD TOWN CENTRE



BERKSHIRE HOUSE

MAIDENHEAD TOWN HALL

ONE MAIDENHEAD

GRENFELL PARK

KIDWELLS PARK

MARLOW

OCKWELLS PARK

MAIDENHEAD STATION



TEMPO MAIDENHEAD

NICHOLSON SHOPPING CENTRE

HENLEY-ON-THAMES

LITTLE THICKET NATURE RESERVE

INVESTMENT SUMMARY

- Unbroken Freehold block completed in 2018 (part PD; part new build)
- Prominent corner block with prime High Street frontage, a short walk from Maidenhead Station
- The property comprises:
 - 68 apartments (34 x s, 30 x 1b; 4 x 2b), total NSA of 29,392 sq ft
 - 4 retail units (total NIA of 5,111 sq ft). Occupiers include Santander and Greggs
 - 30 car parking spaces
- 100% of residential units let
- Gross Income (commercial and residential):
 - Total Current Income: £1,412,390 pa
 - Total Estimated Rental Value (ERV): £1,517,000 pa
- All units benefit from a high-quality sky level amenity floor including a lounge, private dining room and co-working space
- EPC ratings of B & C
- EWS1 Rating: B1
- Further development potential in the rear car park (0.19 acres / 0.08 hectares)

PROPOSAL

Offers are invited in excess of **£15,250,000** for the freehold interest, representing a gross yield of **9.26%** (passing rent) and **9.95%** (ERV).

For sale by private treaty. Registered parties will be advised of the bid deadline and offer process.

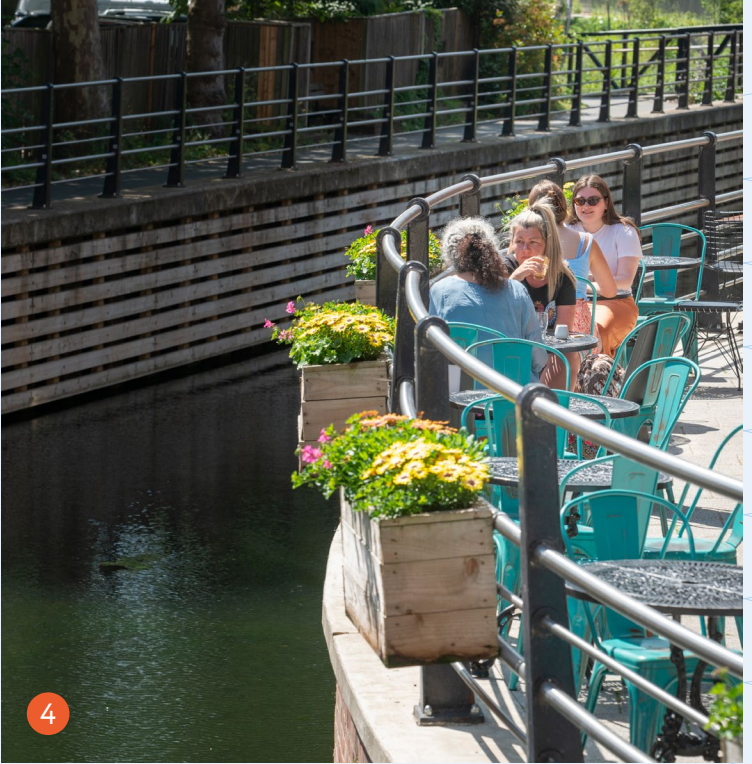


LOCATION

Berkshire House is situated in Maidenhead, a well-established and highly sought after Thames Valley town in the Royal County of Berkshire.

Strategically positioned approximately 25 miles west of Central London, Maidenhead forms part of the Royal Borough of Windsor and Maidenhead and benefits from excellent road and rail connectivity. The town is widely regarded as an attractive commuter and business location, combining riverside charm with strong commercial and retail provision.

Local major employers include Procter and Gamble, Mars, Cisco, Hewlett Packard and Johnson and Johnson, who are presently developing a new 130,000 sq ft office building on Grenfell Road, which is due to open later in 2026.



- 1 Maidenhead High Street
- 2 The Cut
- 3 Maidenhead High Street
- 4 Waterfront cafe
- 5 Maidenhead High Street



Located in the town centre, the property occupies a prominent position at the corner of the High Street and Queen Street. The immediate locality comprises a vibrant mix of national retailers, independent boutiques, cafés and restaurants along with wider professional services. Berkshire House is within easy walk of local amenities and leisure facilities, including David Lloyd, Odeon Luxe and Anytime Fitness. Supermarkets including Waitrose & Partners and Marks & Spencer are also located within easy walking distance.

Maidenhead benefits from an attractive riverside setting along the River Thames, with nearby green and recreational spaces including Kidwells Park, Grenfell Park and Boulter’s Lock. The wider Berkshire countryside and Thames Path National Trail offer further leisure opportunities including Little Thicket Nature Reserve, Maidenhead Commons and Huntswood Golf Club.

Maidenhead has benefitted from a number of recent and ongoing regenerations including One Maidenhead (Get Living), Waterside Quarter (Shanly Homes) and Cooper Square (Bellway).

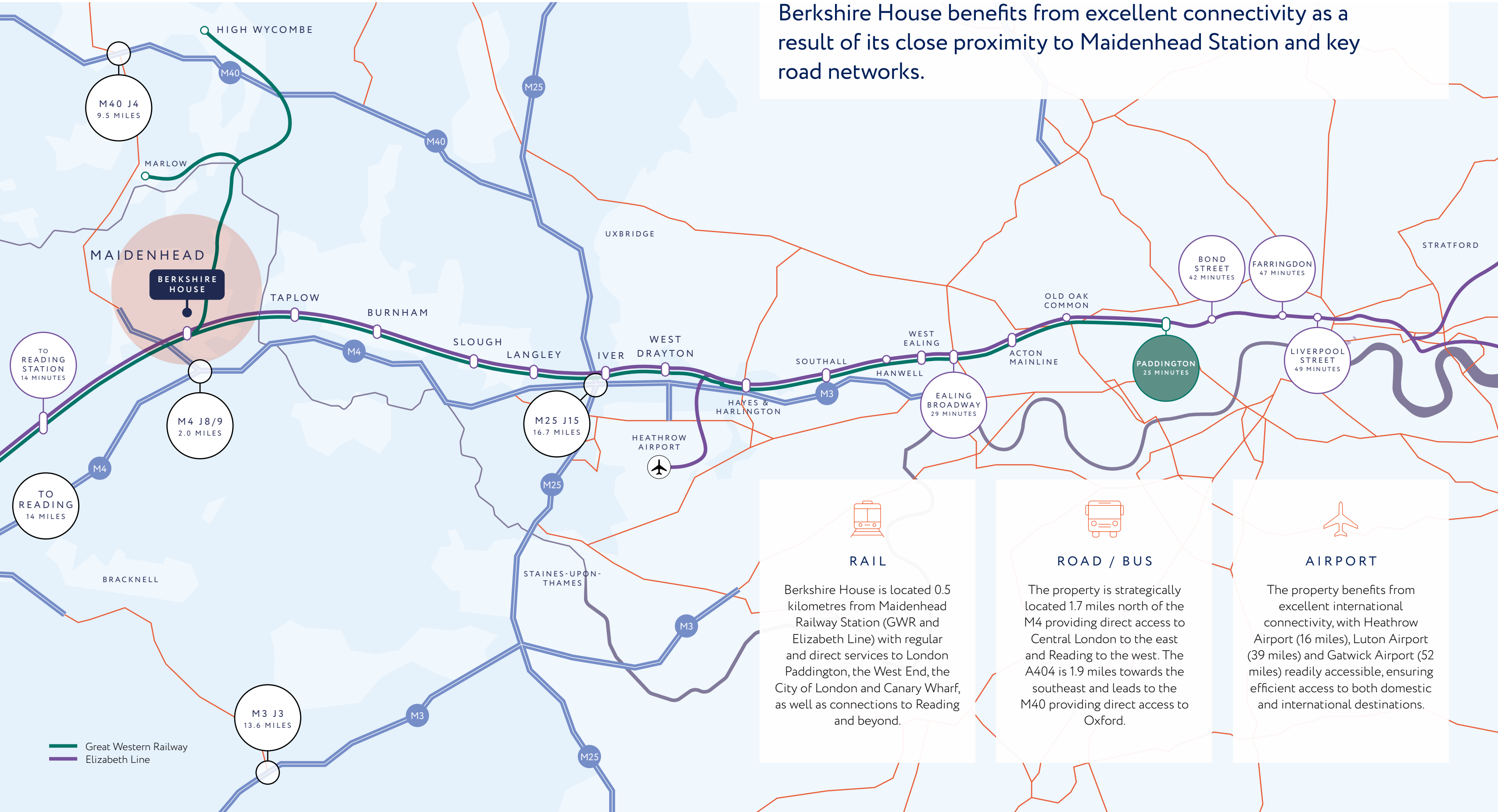


- 6 Kidwells Park
- 7 One Maidenhead
- 8 Coppia Club
- 9 Grenfell Park
- 10 Maidenhead Station
- 11 Bardo Lounge



CONNECTIVITY

Berkshire House benefits from excellent connectivity as a result of its close proximity to Maidenhead Station and key road networks.



RAIL

Berkshire House is located 0.5 kilometres from Maidenhead Railway Station (GWR and Elizabeth Line) with regular and direct services to London Paddington, the West End, the City of London and Canary Wharf, as well as connections to Reading and beyond.

ROAD / BUS

The property is strategically located 1.7 miles north of the M4 providing direct access to Central London to the east and Reading to the west. The A404 is 1.9 miles towards the southeast and leads to the M40 providing direct access to Oxford.

AIRPORT

The property benefits from excellent international connectivity, with Heathrow Airport (16 miles), Luton Airport (39 miles) and Gatwick Airport (52 miles) readily accessible, ensuring efficient access to both domestic and international destinations.

Great Western Railway
Elizabeth Line

THE PROPERTY

Berkshire House consists of a high-quality part permitted development, part new build completed in 2018 on basement, ground and 14 upper floors and benefits from panoramic views of Maidenhead town centre and beyond.

Internally, the property is arranged to provide; 68 residential units extending to a total of 29,392 sq ft NSA, comprising:

 <p>34 STUDIO APARTMENTS (312-404 SQ FT)</p>	 <p>30 ONE BEDROOM APARTMENTS (436-684 SQ FT)</p>	 <p>4 TWO BEDROOM APARTMENTS (813 - 872 SQ FT)</p>
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Significant communal residents' amenity is provided at 14th floor and comprises a residents sky lounge, private dining room, TV room and co-working space.

4 commercial units are provided at ground floor level and extend to 5,111 sq ft NIA.

The overall accommodation totals 34,503 sq ft NIA, plus 2,002 sq ft GIA of amenity space at 14th floor level. A detailed accommodation schedule is provided in the data room.

The wider site totals 0.48 acres (0.19 hectares) and includes a car park to the rear (accessed from Park Street) providing 30 surface car parking spaces, and access to bin stores and cycle storage.



FLOORPLANS

GROUND FLOOR

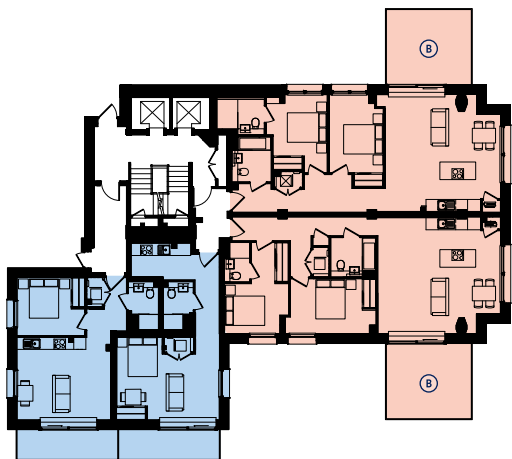


1ST FLOOR

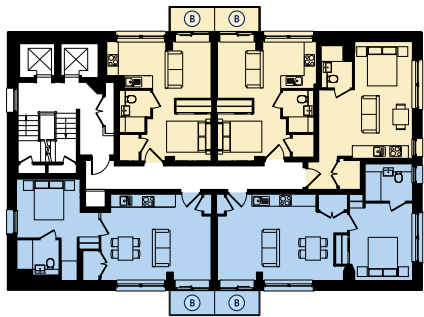


2ND FLOOR

- Ⓟ Balconies
- Commercial
- Residential Entrance
- Refuse Store
- Cycle Store
- Plant / Ancillary
- Car Park
- Studio
- 1 Bedroom
- 2 Bedroom



TYPICAL UPPER FLOOR



INCOME SUMMARY

	Current Income (p.a)	ERV (p.a)
Residential	£1,257,900	£1,347,000
Commercial	£104,000	£119,510
Additional	£32,052	£32,052
Service charge income and contributions	£18,438	£18,438
Total Income	£1,412,390	£1,517,000

RESIDENTIAL INCOME

The total passing rent for the residential is £1,257,900 per annum with potential reversion to £1,356,000 per annum.

A unit by unit breakdown including rents and ERV's is available on the data room.

ADDITIONAL INCOME

Berkshire House benefits from additional income from parking, amenity services and cleaning services. There are 30 car parking spaces, four of which are used by the on-site property managers. 20 are currently let at £100pcm producing £24,000 per annum. In addition, the commercial service charge and insurance contributions income totals £18,438.

In the year ending 2025, total additional income amounted to c. £32,000 per annum. A full breakdown is included in the data room.

COMMERCIAL INCOME

The four commercial units are let to three occupiers with strong covenants: Santander, WD Braxton Estate Agents and Greggs. The total passing rent for the commercial is £104,000 and the reversion is estimated at £119,510 per annum.

TENANT COVENANT



SANTANDER UK PLC

Experian Risk Rating: 62 (Below Average Risk)
Santander is a major British Bank, operating as a subsidiary of the Spanish Global Bank Banco Santander. It offers retail and commercial financial services in the UK with 349 high street branches in the UK and a significant presence in online banking.



WD BRAXTON LIMITED

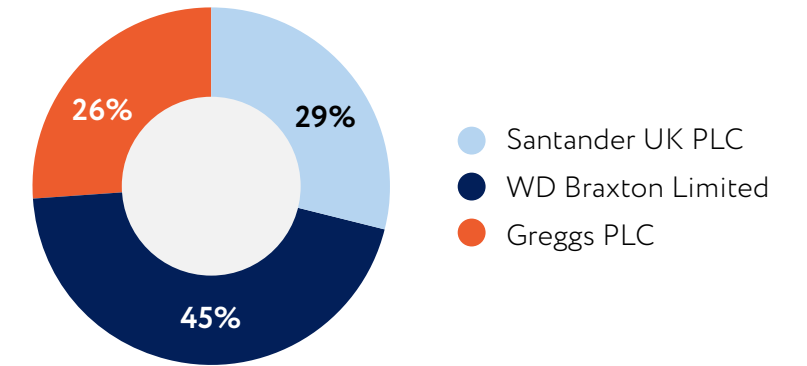
Experian Risk Rating: 82 (Low Risk)
WD Braxton are a well-established Estate Agent based in Maidenhead. Founded in 1875 the company specialises in residential sales, lettings, land and new homes within Maidenhead and the Thames Valley.



GREGGS PLC

Experian Risk Rating: 100 (Very Low Risk)
Greggs PLC is a leading UK food retailer, specialising in affordable takeaway products including sandwiches, pastries and sweets. It is headquartered in Newcastle upon Tyne and has expanded with circa 2,600 shops nationwide.

TENANT INCOME MIX



RESIDENTIAL SPECIFICATION

All units were completed to a standardised high specification and have been specifically designed as a long-term rental product with young professionals in mind.

Features include tiled bathroom suites, double glazed windows and fitted kitchens.



71% OF UNITS BENEFIT FROM TERRACES OR BALCONIES



ALL UNITS CONTAIN A FRIDGE FREEZER



ALL UNITS BENEFIT FROM A DISHWASHER AND WASHER / DRYERS



INTERCOM SYSTEM PANEL LOCATED WITHIN ALL UNITS



EACH UNIT INDIVIDUALLY METERED (HIU) AND CONTAIN MVHR SYSTEMS



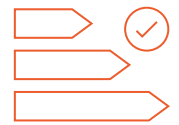
ALL UNITS ARE AVAILABLE FULLY FURNISHED



EWS1 - B1 RATING



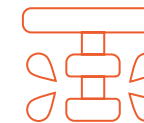
BOTH LIFTS ARE 8 PERSON LIFTS



ALL UNITS BENEFIT FROM EPC RATING B/C



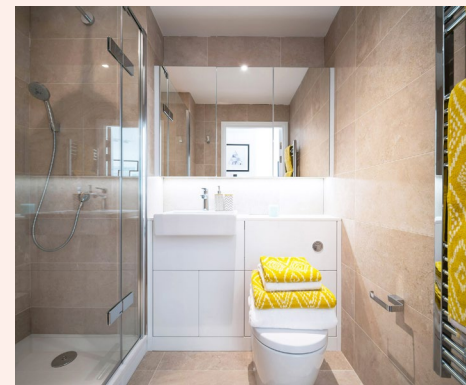
BIKES STORE LOCATED ON GROUND FLOOR (40 SPACES)



MIST SPRINKLER SYSTEMS WITHIN RESIDENTIAL & COMMERCIAL AREAS



UNDERFLOOR HEATING TO ALL UNITS



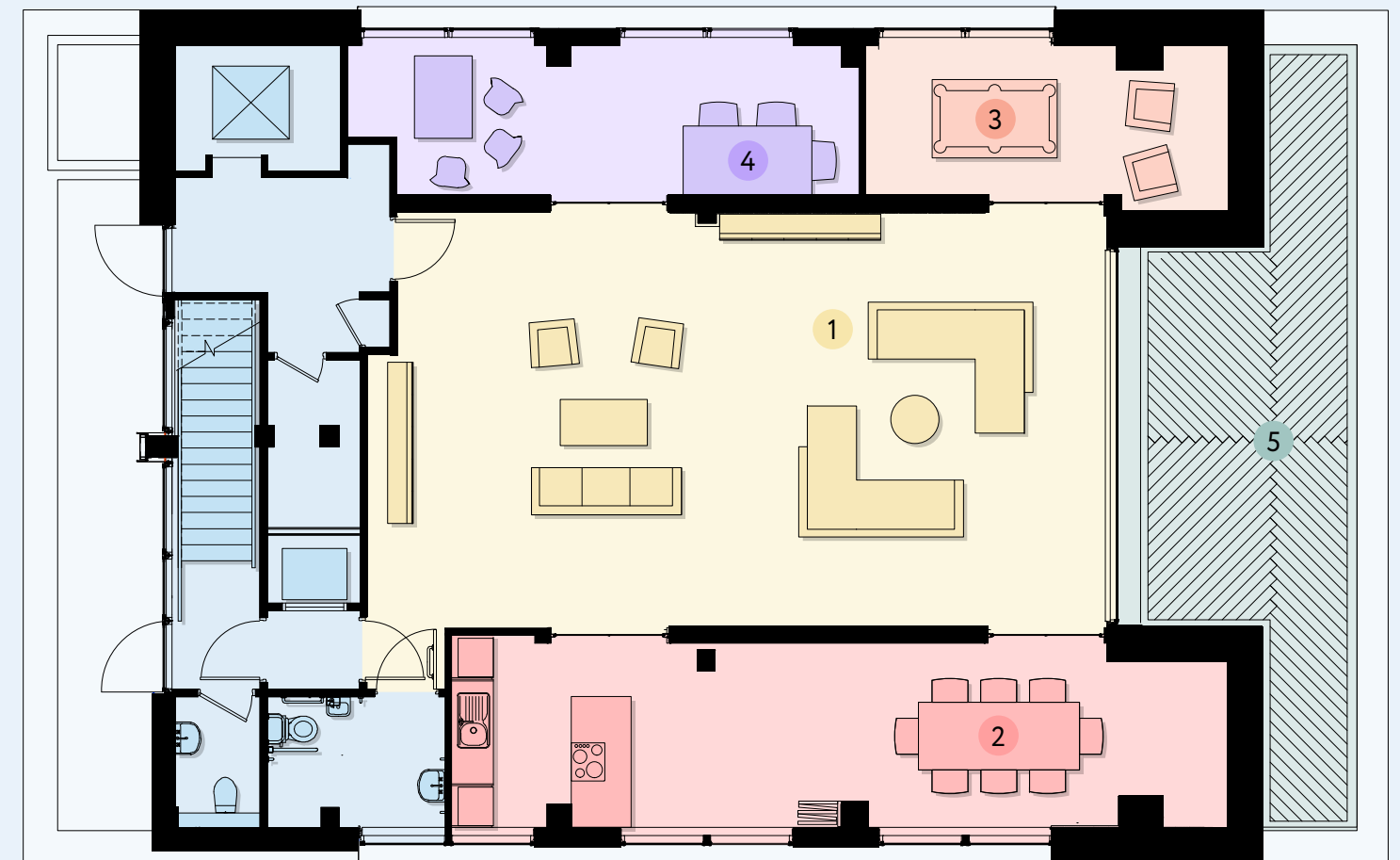
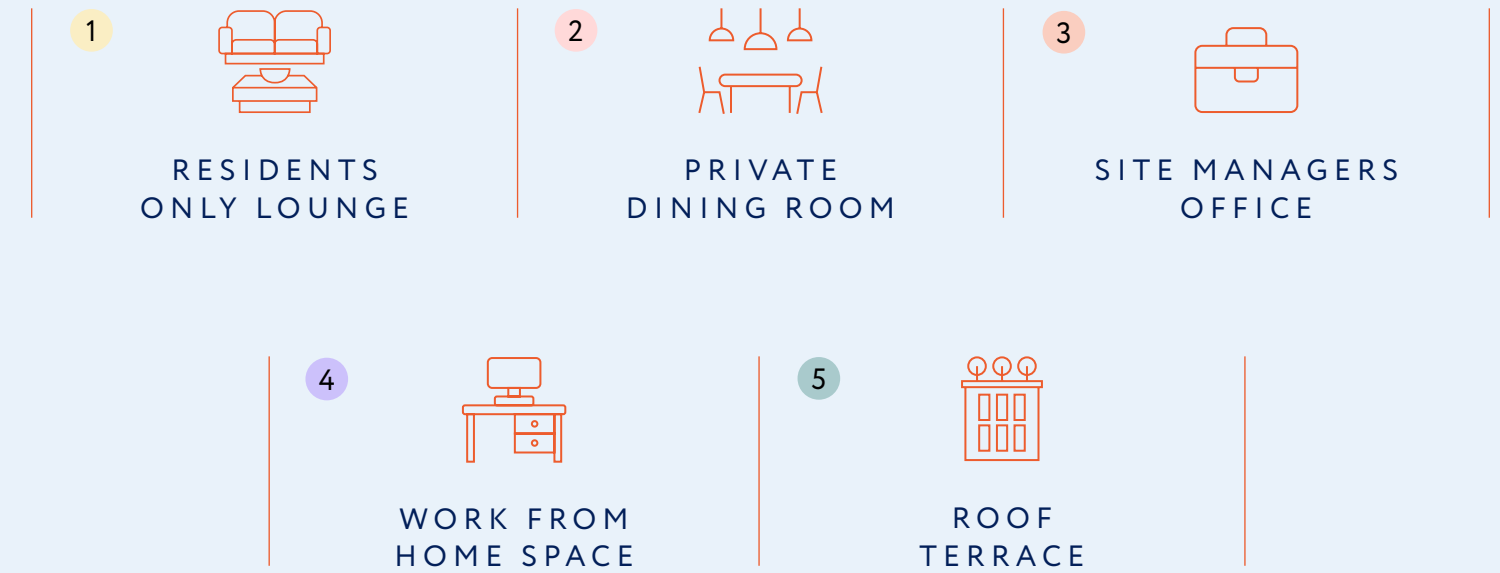
AMENITIES

Refurbished in 2024, the entire 14th floor provides high quality, sky-level amenity for exclusive use of the residents.

Residents currently use for free, save for private bookings of the dining room, which feeds through to additional income.



14TH FLOOR



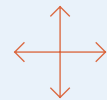
ASSET MANAGEMENT OPPORTUNITIES

Berkshire House has been successfully run as part of the wider Essential Living platform. Taking forward as an independent asset, there are a number of potential AM opportunities including;



RATIONALISATION OF OPERATIONAL COSTS

The opportunity to run the block more efficiently with revenue growth through amenity rationalisation and reducing overheads.



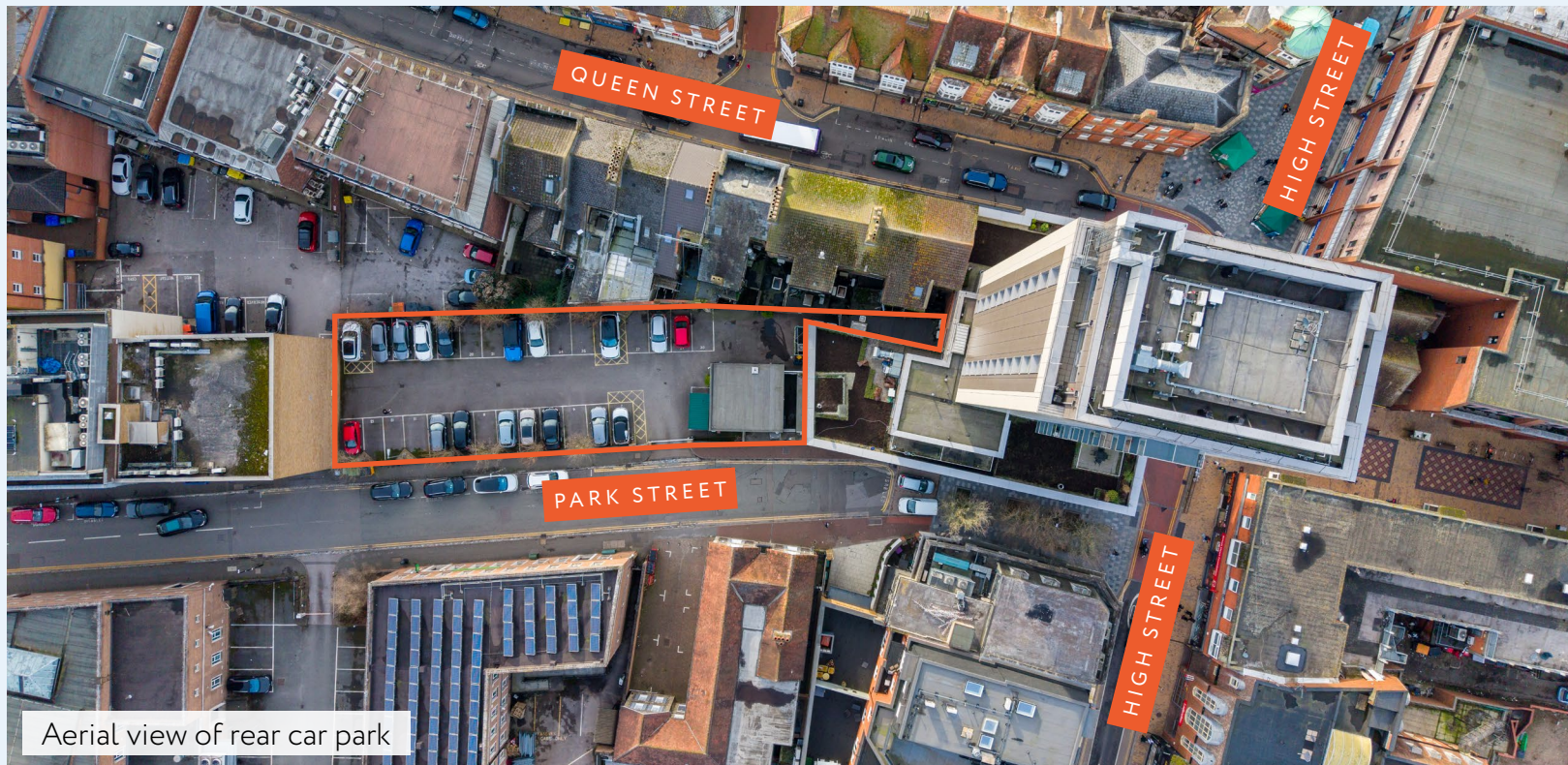
CAR PARK DEVELOPMENT

There is potential for a new build development scheme on the car park to the rear, subject to planning. In addition, there is further an opportunity to consider converting part or all of the top floor to provide additional flats. Parties are advised to seek their own professional advice in this regard.



RENTAL GROWTH

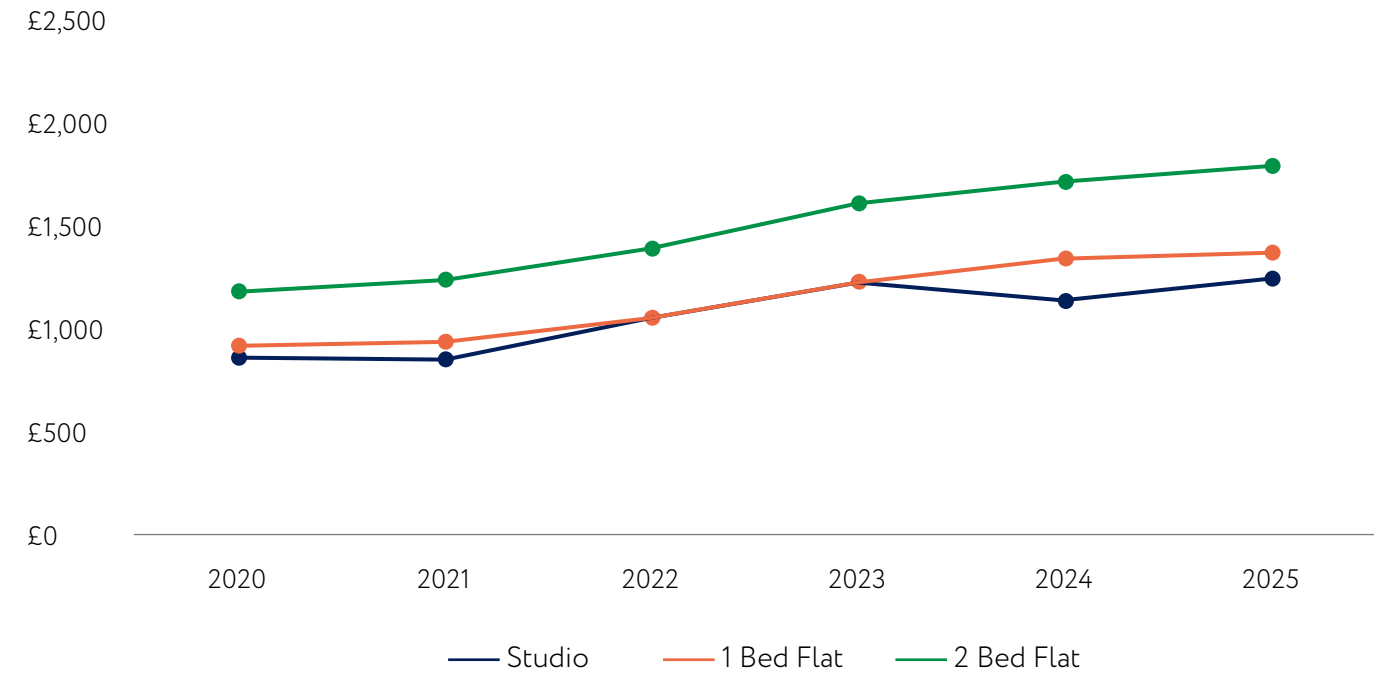
Growing rents as units become vacant taking advantage of the reversionary potential and quality of the asset.



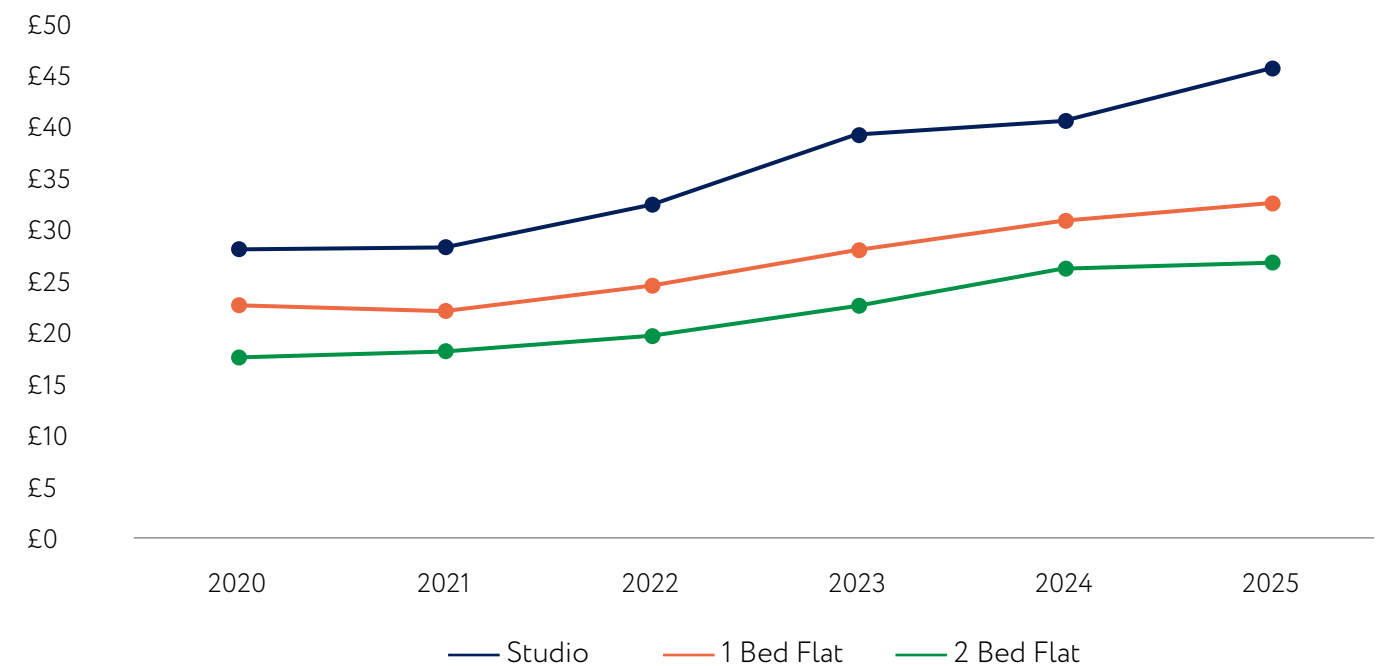
Aerial view of rear car park

MAIDENHEAD RENTAL MARKET DATA

AVERAGE MONTHLY RENTAL GROWTH (BY UNIT)



ANNUAL RENTAL GROWTH PSF (BY UNIT)



Source: Rightmove, 2025

Disclaimer: Data based on asking prices

MAIDENHEAD: THE MARKET

RENTAL MARKET

The rental market in Maidenhead is buoyant with rents increasing by circa 46% in the past 5 years. The average days to rent has also decreased from an average of 52 days in 2020 to 32 days in 2025.

This shows the growing rental demand and also the restriction of stock with overall rental listing volumes decreasing by 30% in the past 10 years.

DEMOGRAPHICS

Maidenhead is located within Windsor and Maidenhead Council, and has a population of circa 64,000 people. The average age within Windsor and Maidenhead Council is 42 with 37% being aged between 20 - 49 years old.

The areas has a high employment rate, with unemployment at 3.5% being below the UK average of 4.8%.

RENTAL GROWTH IN MAIDENHEAD OF

46%

SINCE

2020

89.2%

OF PRS OCCUPIERS WITHIN

3 KM

RADIUS HAVE AN HOUSEHOLD INCOME ABOVE

£40,000

ONLY

34%

OF LOCAL HOUSING NEED MET WITHIN THE LAST

3 YEARS

EMPLOYMENT RATE OF

85%

7% HIGHER THAN NATIONAL AVERAGE

ONLY

23.5%

OF HOUSING STOCK IN MAIDENHEAD COMPRISES PRS UNITS

AVERAGE AGE OF EXISTING TENANT

35



BERKSHIRE HOUSE WAS RANKED AS THE 2ND BEST PLACE TO LIVE IN BERKSHIRE OUT OF 37 BTR SCHEMES (HOMEVIEWS 2025)

FURTHER INFORMATION

EPC

Residential units benefit from EPC ratings of B or C. Commercial units benefit from EPC ratings of C. All EPCs are available in the data room

VAT

The property is elected for VAT.

ANTI-MONEY LAUNDERING

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

TENURE

Freehold title number BK14915

FURTHER INFORMATION

Further information including title and historical planning documents are available in the Data Room which can be accessed using the following link: www.berkshire-house.co.uk

PROPOSAL

Offers are invited subject to contract for the Freehold interest.

CONTACT

For further information or to make arrangements for a viewing please contact joint sole agents:

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