



YORK HOUSE

MAIDENHEAD SL6 1SF

Grade A self contained
town centre office building,
with excellent parking (1:250 sq ft)

1,111 sq ft - 10,781 sq ft

TO LET



YORK
HOUSE
MAIDENHEAD
SL6 1SF

Location

York House is located in the heart of Maidenhead Town Centre. Maidenhead rail station, a few minutes walk, provides fast access into London Paddington and Reading.



Amenities:

- Self Contained detached building
- Available as a whole, floor by floor, or part floor basis.
- Town centre location
- Excellent access to local amenities- including; Sainsbury's Local, M&S, Boots, Waitrose, and wide array of independent shops and retailers
- 3 minutes walk from Maidenhead railway station.

Specification:

- Dedicated reception
- Secure off-road car parking
Excellent provision (ratio 1:250 sq ft)
- New air conditioning system
- New metal-tiled ceilings
- New LED lighting
- EPC Rating: D(87).

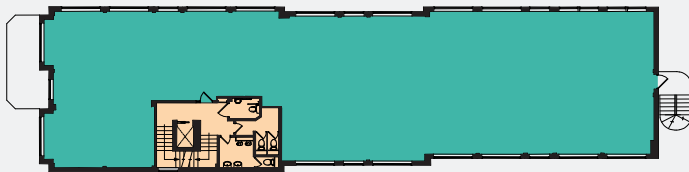
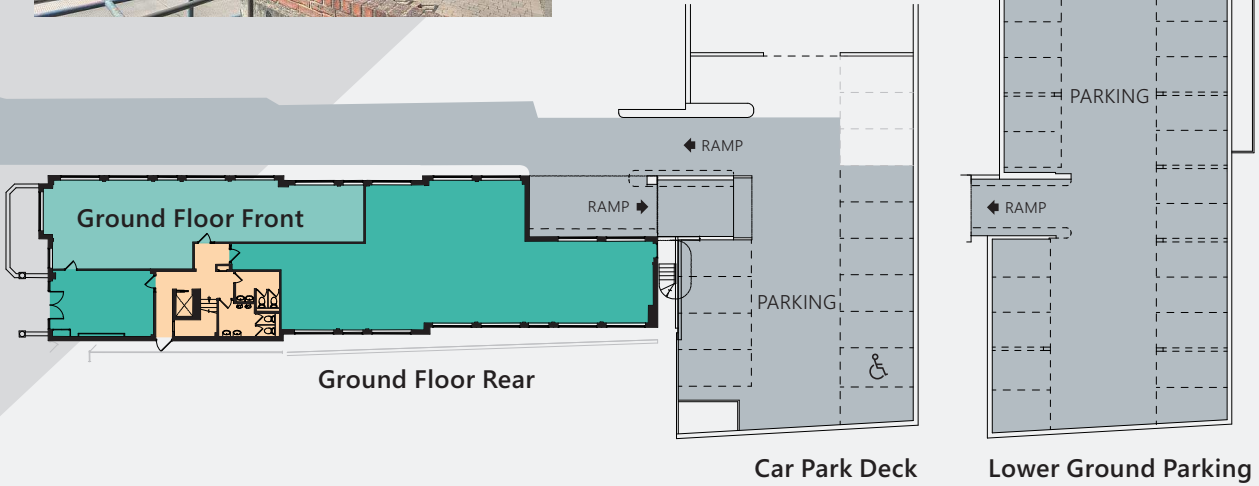


Description

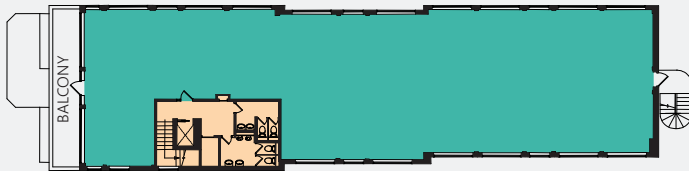
York House is a self contained, standalone building recently fully refurbished to a Grade A standard. The building offers modern open-plan accommodation available as a whole, floor-by-floor, or part-floor basis.



YORK ROAD



*First Floor



Second Floor

Accommodation

The accommodation is on the ground and second floor, as follows:

Floor Areas (IPMS 3)	sq ft	sq m
Ground Floor - Front	1,111	103.2
Ground Floor - Rear	2,005	186.3
*First Floor	3,858	358.4
Second Floor	3,807	353.7

Total **10,781** **1001.6**

* Available from January 2021

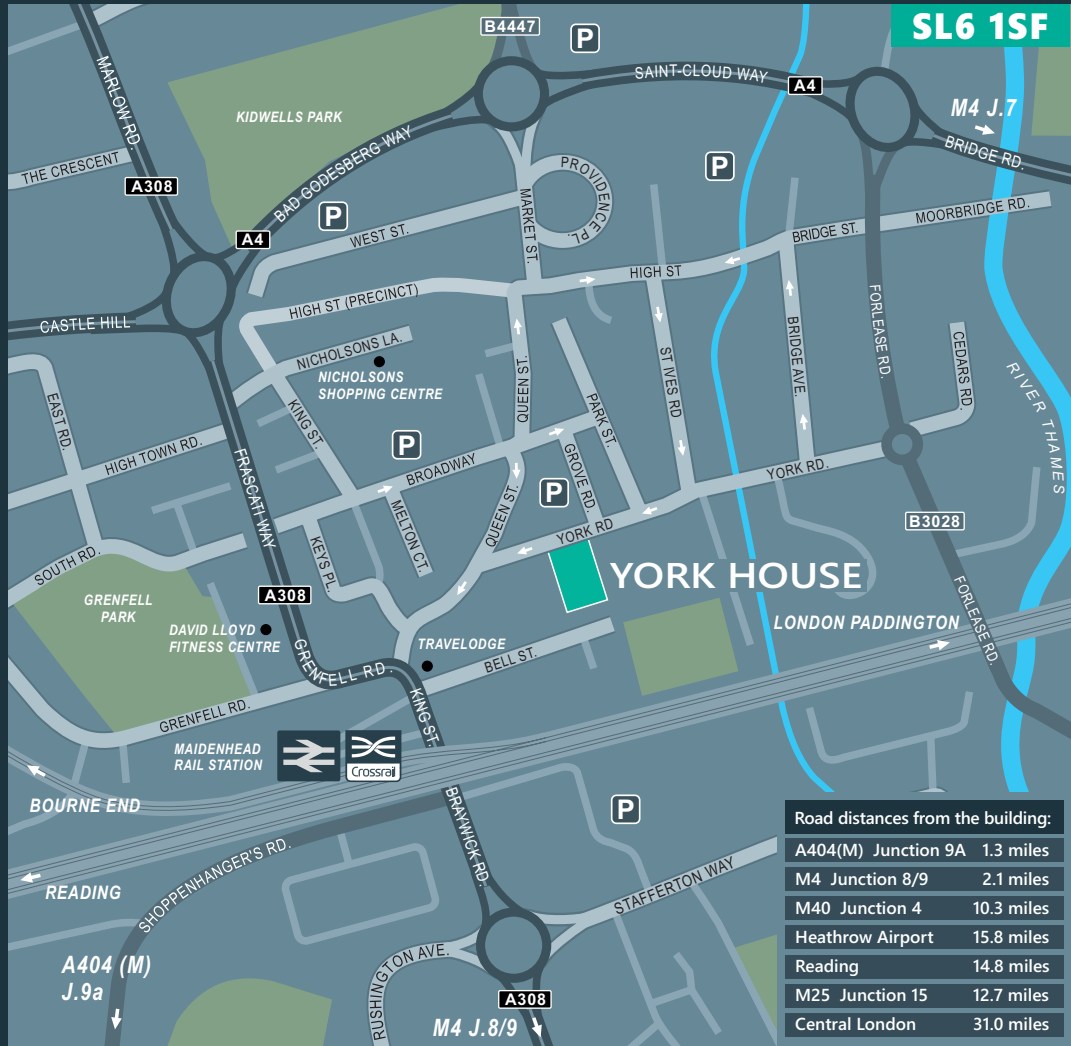




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Local business occupiers:



Full Crossrail services, from Maidenhead to central London, are due to commence from 2022.



Journey times from Maidenhead Railway Station:

London Paddington	- 22 Minutes
Reading	- 14 Minutes
Heathrow Airport	- 29 Minutes
Bond St	- 60 Minutes
The City	- 47 Minutes

Rent: Price upon application.

Tenure: Available on new lease terms.

Business Rates: Details available upon request.

Viewing and further information - please contact joint agents.



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