

# TOWN CENTRE OFFICE TO LET



**1,287 sq.ft. (119.56 sq.m.)**

1st & 2nd Floors

25A High Street

**Maidenhead**

SL6 1JG

**TO BE REFURBISHED**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Maidenhead is a thriving Town within the Thames Valley, offering good links to the M4 Motorway and thereon to the motorway network. Junction 8/9 of the M4 is located approximately 2 miles from the property, with Maidenhead Mainline Railway Station being within a 5 minute walk of the properties.

## Description

A two storey Town Centre office building situated in a central position in Maidenhead High Street, immediately adjacent to all retail, restaurant and banking facilities.

The office accommodation is arranged over first and second floor levels, with a private entrance being situated at ground floor level. There is the right to park at the back of the property for one car.

## Accommodation

	Sq. Ft.	M2
First Floor	688	63.91
Second Floor	599	55.65
<b>TOTAL</b>	<b>1,287</b>	<b>119.56</b>

*Approx net internal area (NIA)*

## Terms

Rent: £18.50 per sq ft per annum exclusive.

The rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £10,500

We suggest this and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

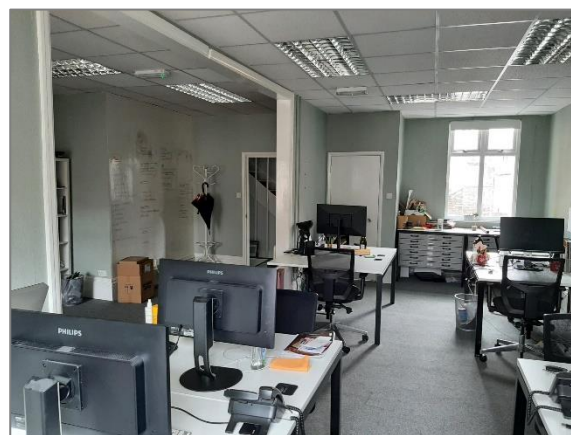
All rents and other outgoings are quoted exclusive of VAT which may be applicable to this property.

## Amenities

- Direct Access to the High Street
- Good Transport Links
- One Parking Space
- Male and Female WCs
- Kitchen/Breakout Area

## Energy Performance Rating

E-121



## Viewing and further information

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