

# SELF-CONTAINED TOWN CENTRE OFFICE **TO LET**



**910 Sq. Ft. (84.54 Sq. M.)**

3 Grove Road

**Maidenhead**

Berkshire

SL6 1LU

**AVAILABLE ON FLEXIBLE LEASE TERMS**

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



## Location

The property is situated on the corner of Broadway and Grove Road in the heart of Maidenhead Town Centre adjacent to a large public car park and Nicholson Shopping Centre, within a 3 minute walk of the train station providing regular services to London Paddington.

## Description

The accommodation comprises self-contained ground floor offices, offering a flexible working environment. Benefiting from its own WC and kitchenette.

The accommodation will be newly decorated throughout.

## Accommodation

	Sq. Ft.	M2
<b>TOTAL</b>	<b>910</b>	<b>84.54</b>

*Approx net internal area (NIA)*

## Terms

Rental £12,000.00 p.a.x.

The above rents are exclusive of business rates and service charges.

The office is available on a new lease, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £8,400.00

Qualifying occupiers may be entitled to rating relief which can be verified with the local billing authority directly.

We suggest these amounts, 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.

## Amenities

- Flexible Office Space
- Gas central heating
- WC facilities

## Energy Performance Rating

D(93)

## Viewing and further information



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