



## High Street Basement Storage

### Basement

81 High Street, Maidenhead, SL6 1JX

Industrial

# TO LET

**821 sq ft**

(76.27 sq m)

- High Street location
- Rare storage opportunity
- Immediate occupation
- New flexible lease available

# Basement, 81 High Street, Maidenhead, SL6 1JX

## Summary

<b>Available Size</b>	821 sq ft
<b>Rent</b>	£7,500 per annum
<b>Rates Payable</b>	£1,896.20 per annum Please check these figures with the Local Authority
<b>Rateable Value</b>	£3,800
<b>Service Charge</b>	£513 per annum approx this includes building insurance, fire alarm maintenance and general maintenance
<b>EPC Rating</b>	B (51)

## Description

Access is made by the rear via Nicholsons Lane. There is a small flight of steps leading you to the basement. The basement comprises of four rooms with carpets and spotlights. Basement heating is found mounted on the wall with vents to provide adequate ventilation. Electrical sockets can be found throughout each room. The floor-to-ceiling height is 1.9 meters.

## Location

Located in the centre of Maidenhead, 81 High Street is a 5 minutes walk from the train station. The new Chapel Arches development and Nicholson's shopping centre are both c. 100 meters away, providing an abundance of amenities and passing trade. Maidenhead is well located for the national motorway network and Heathrow airport. J8/9 of the M4 motorway is approx. 1.5 miles from the town centre

## Viewings

By arrangement with the agent.

## Terms

The unit is available on a new lease for a term to be agreed.

## Business Rates

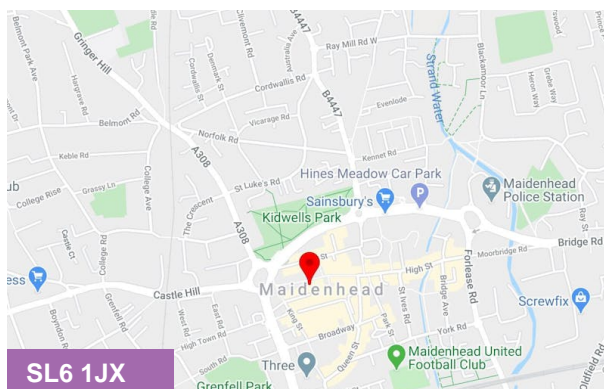
Please check these figures with the Local Authority

## Legal Costs

Each party to pay their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



**James Emes**

01628439006 | 07806487124

[j.emes@pagehardyharris.co.uk](mailto:j.emes@pagehardyharris.co.uk)



**Sophie Holmes**

01628439006 | 07763 565056

[sophie@pagehardyharris.co.uk](mailto:sophie@pagehardyharris.co.uk)

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