

Offices



TO LET

RENT

£27.50 per sq ft

KEY FACTS

- VRF air conditioning
- Outdoor patio and seating area
- Suspended ceilings with LG7 lighting
- Secure on-site parking
- Two 13 passenger lifts
- Male and female WCs and shower
- Full access raised floors

Maidenhead – The Place, Bridge Ave, SL6 1AF

Description

The Place is a modern office building providing quality Grade A accommodation with light and spacious reception and lobby which creates not only a welcoming entrance for employees and visitors alike, but also a great first impression. The available space is on the first floor and has been fitted out to an excellent standard with air conditioning and an attractive courtyard.

	sq ft	Sq m
First floor (north)	2,996	278
TOTAL	2,996	278

FLOOR AREAS - measured on a Net Internal Basis as per the RICS Code of Measuring Practice 6th Edition. These may be subject to review in accordance with IPMS: Office Buildings 2016.

RATES

Prospective tenants should make their own enquiries; contact Royal Borough of Windsor and Maidenhead on 01628 683 800.

Rateable value (2019) £66,500

Uniform Business Rate Multiplier (2017-18): 50.4p

TERMS

A new effective FR&I lease(s) is/are available on terms to be agreed.

EPC RATING

D 100

LEGAL COSTS

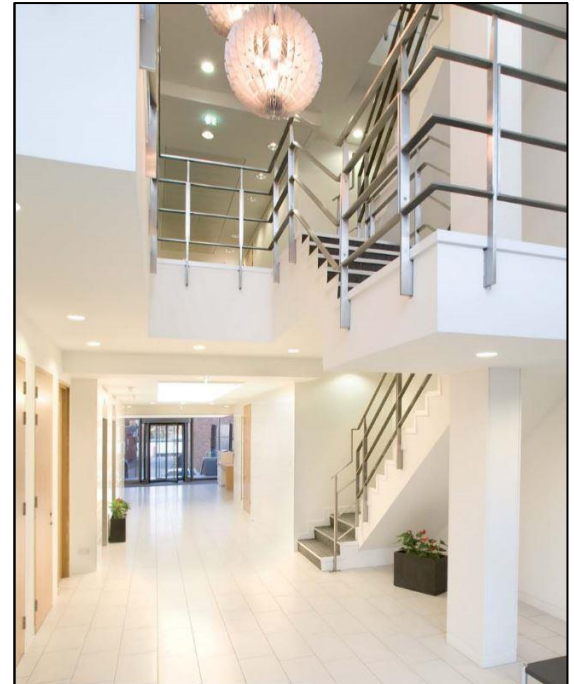
Each party is to pay their own legal costs.

Transaction • Management • Performance

LOCATION

The Place is ideally located in central Maidenhead only a short walk from the mainline station and other town centre amenities. Road communications are also excellent with Junction 8/9 of the M4 only 2 miles away linking to the M25 and national motorway network.

Maidenhead station has fast and frequent services to London and the South West. Maidenhead will also be a key station on Crossrail which will further improve the Thames Valley's connections in 2020, with Heathrow (26 mins*), London's West End (40 mins), the City of London (46 mins) and Canary Wharf (54 mins).



VIEWINGS

Tom Mudie
Hicks Baker
Tel: 0118 955 7086
Email: t.mudie@hicksbaker.co.uk

Harry Gornall- King
Hicks Baker
Tel: 0118 955 7085
Email: h.gornall-king@hicksbaker.co.uk

Peter York
CBRE
T: 020 3214 1926
E: peter.york@cbre.com

Ed Atkin
CBRE
Tel: 020 7182 2335
Email: edward.atkin@cbre.com



FIRST FLOOR

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LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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