



22-24 King Street
Maidenhead, SL6 1EF

Town centre office suite

1,310 sq ft
(121.70 sq m)

- Self contained office suite with one partitioned office/meeting room
- Air conditioning plus gas central heating
- Suspended ceiling with recessed lighting
- Kitchenette
- 1 allocated parking space

Summary

Available Size	1,310 sq ft
Rates Payable	£7,734.50 per annum
Rateable Value	£15,500
Service Charge	£8,179.44 per annum
EPC Rating	D (96)

Description

This first floor suite provides a modern open plan office area benefiting from a glazed meeting room/separate office and a kitchenette. There is excellent natural daylight providing great working conditions. The suite comprises air conditioning, comms cabinet with Cat 5 cabling, gas central heating, entry phone system, fully carpeted, suspended ceiling with recessed lighting as well as separate WC facilities and onsite parking.

Location

22-24 King Street is well located in the heart of Maidenhead town centre and approx. 3 minutes' walk to the rail station. Crossrail is coming to Maidenhead which will provide fast rail links to central London. The entrance to the Nicholson's shopping centre is opposite the building, providing excellent amenities. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive. Heathrow airport is approximately 15 miles drive.

Terms

A new effective full repairing and insuring lease for a term to be agreed.

Rent

Rent on application.

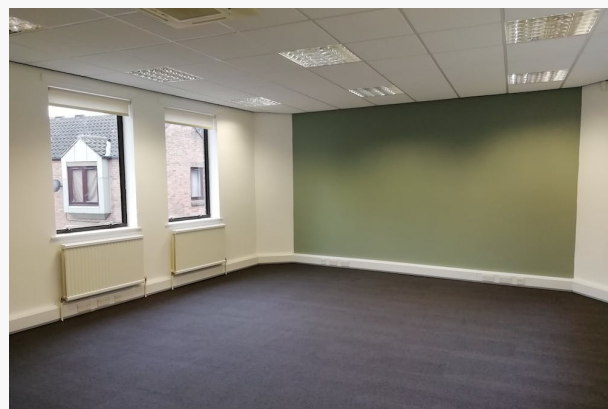
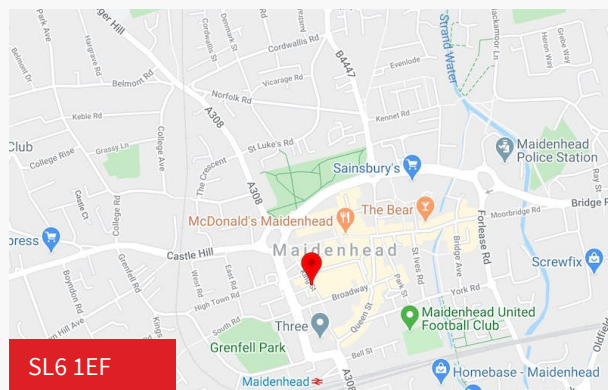
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

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



Viewing & Further Information

Nick Reeve
01252 710 822
nreeve@curchodandco.com

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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