



## Town Centre Office Suite

### Second Floor

Burlington House, York Road, Maidenhead,  
SL6 1SQ

Office

**TO LET**

**1,391 sq ft**

(129.23 sq m)

- Air Conditioning
- LED lighting
- Passenger lift
- Raised floors
- 5 car parking spaces in gated car park

# Second Floor, Burlington House, York Road, Maidenhead, SL6 1SQ

## Summary

<b>Available Size</b>	1,391 sq ft
<b>Rent</b>	£26.50 per sq ft
<b>Rates Payable</b>	£9.37 per sq ft approx, from April 2023.
<b>Rateable Value</b>	£53,500
<b>EPC Rating</b>	E (117)

## Description

The office building sits on a generous site within a private secure gated car park. There is a communal entrance area leading through to the modern, open plan office suites. The available space is on the second floor and provides two open plan wings, each benefiting from private partitioned offices, either side of a kitchen/break out area. Fitted options to include the existing modern fit out and furniture, may be available at additional cost.

## Location

Burlington House is located in the heart of Maidenhead town centre surrounded by amenities. Maidenhead Train Station (Crossrail) is a couple of minutes' walk and provides fast rail links to London Paddington & Reading. Crossrail will further improve the connectivity across the City Centre. Junction 8/9 of the M4 is approximately 1.5 miles drive and provides access to the wider motorway network and Heathrow Airport which is approximately 15 miles drive.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Right	1,391	129.23	Available
2nd - Left	1,458	135.45	Let
<b>Total</b>	<b>2,849</b>	<b>264.68</b>	

## Viewings

By arrangement with the agents only.

## Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

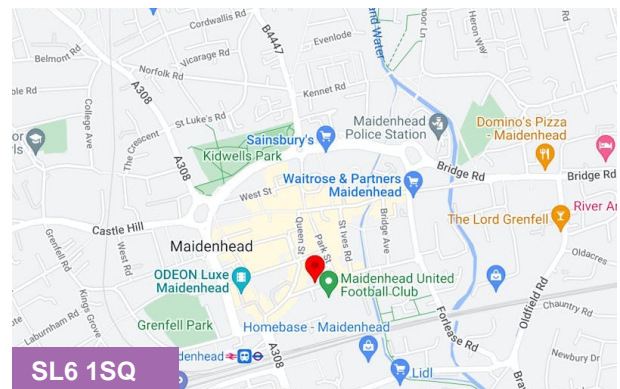
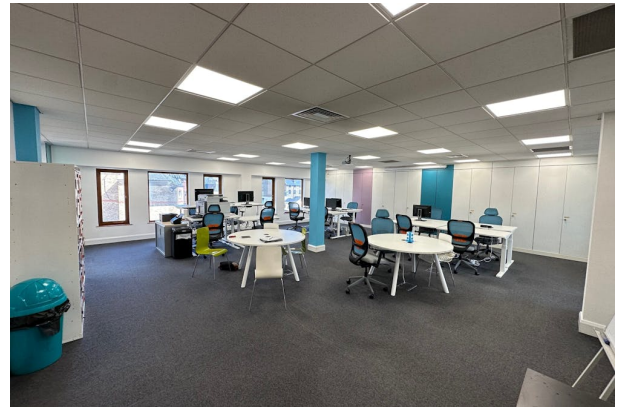
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figure are quoted exclusive of VAT, which may be chargeable.



## Viewing & Further Information



### Sophie Holmes

01628439006 | 07763 565056  
sophie@pagehardyharris.co.uk



### Mark Harris

01628 367439 | 07598450586  
mark@pagehardyharris.co.uk

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