



First floor office suite

22-24 King Street

Maidenhead, SL6 1EF

Office

TO LET

1,310 sq ft

(121.70 sq m)

- Minimum 3 year lease*
- Fitted Kitchenette
- Air conditioning plus gas central heating
- Suspended ceiling with recessed lighting
- Self-contained office suite with one partitioned office/ meeting room
- 1 Allocated parking space

Summary

Available Size	1,310 sq ft
Rates Payable	£12,225.50 per annum approx, from April 2023.
Rateable Value	£24,500
Service Charge	£8.05 per sq ft
EPC Rating	D (96)

Description

This first floor suite provides a modern open plan office area benefitting 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.

Accommodation

Name	sq ft	sq m	Availability
1st	1,310	121.70	Available

Viewings

By arrangement with the agent

Terms

A new effectively Full Repairing and Insuring Lease for a Term to be agreed (minimum 3 year lease)

Business Rates

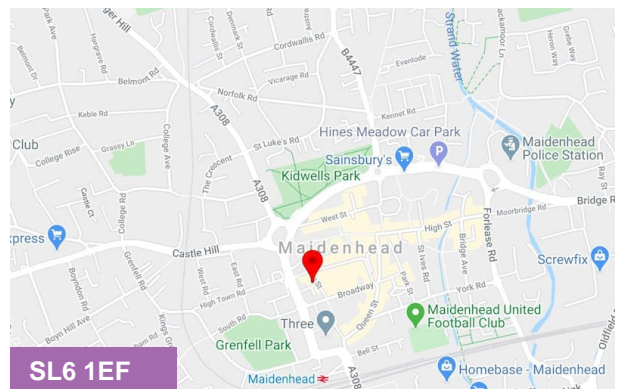
The tenant will be responsible for paying business rates directly to the Local Authority.

Legal Costs

Each party to pay their own legal costs.

VAT

The figures provided within these marketing details are exclusive of VAT which may be chargeable.



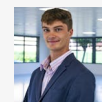
Viewing & Further Information



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