



## Ground Floor Offices

### Ground Floor

2 Bell Business Centre, Bell Street,  
Maidenhead, SL6 1HX

Office

**TO LET**

**1,463 sq ft**

(135.92 sq m)

- Flexible lease terms available
- Centrally located - short walk to station
- Suspended ceilings with recessed lighting
- Air cooling
- 5 car parking spaces

# Ground Floor, 2 Bell Business Centre, Bell Street, Maidenhead, SL6 1HX

## Summary

<b>Available Size</b>	1,463 sq ft
<b>Rent</b>	£18.50 per sq ft
<b>Rates Payable</b>	£17,839.25 per annum approx, from April 2023.
<b>Rateable Value</b>	£35,750
<b>EPC Rating</b>	C (63)

## Description

Open plan ground floor office. Flexible agreements available. Available for immediate occupation. 5 allocated parking spaces.

## Location

Located in the heart of the Town Centre and within an easy walk of all shops and amenities and Maidenhead mainline train station (Crossrail), Bell Business Centre comprises four business units at the bottom of Bell Street. Junction 8/9 of the M4 is a short drive providing access to the wider motorway network and Heathrow Airport.

## Accommodation

Name	sq ft	sq m
Ground	1,463	135.92

## Viewings

By arrangement with the agents.

## Terms

Available on a flexible lease. The lease will be direct with the Landlord.

## Business Rates

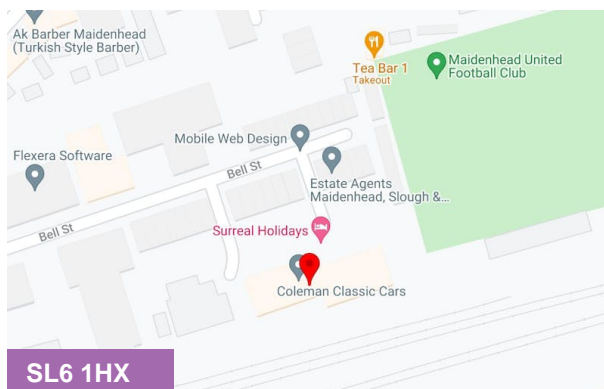
The tenant will be responsible for paying business rates directly to the local authority.

## Legal Fees

Both parties to be responsible for their own legal costs.

## VAT

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



## Viewing & Further Information



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