



25 - 29 Queen Street, Maidenhead SL6 1NB

**TO LET**

Fitted Town Centre Office Space to Let

**1,942 Sq Ft  
(180 Sq M)**

## DESCRIPTION

25 - 29 Queen Street is prominently located in Maidenhead town centre, close to local retail, banking and leisure facilities. Maidenhead station is a short walk away, providing fast services to London Paddington and Reading. Junction 8/9 of the M4 is a short drive away, offering access to the national motorway network and Heathrow Airport.

The third floor has let, and the last remaining suite on the second floor is fitted with meeting rooms and a large kitchen, and ready for immediate occupation.

- ✓ Fitted Meeting Rooms and Kitchen
- ✓ Refurbished to a modern specification
- ✓ Central town centre location
- ✓ On site parking
- ✓ Shower facilities
- ✓ WCs on each floor



## LOCATION

Located in the heart of Maidenhead town centre, these offices are fully fitted and 'plug and play' ready. Maidenhead train station is a short walk away, now on the Elizabeth line, and local shops and restaurants are in the immediate vicinity.

## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| 2nd Floor          | 1,942        | 180        |
| <b>Total</b>       | <b>1,942</b> | <b>180</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

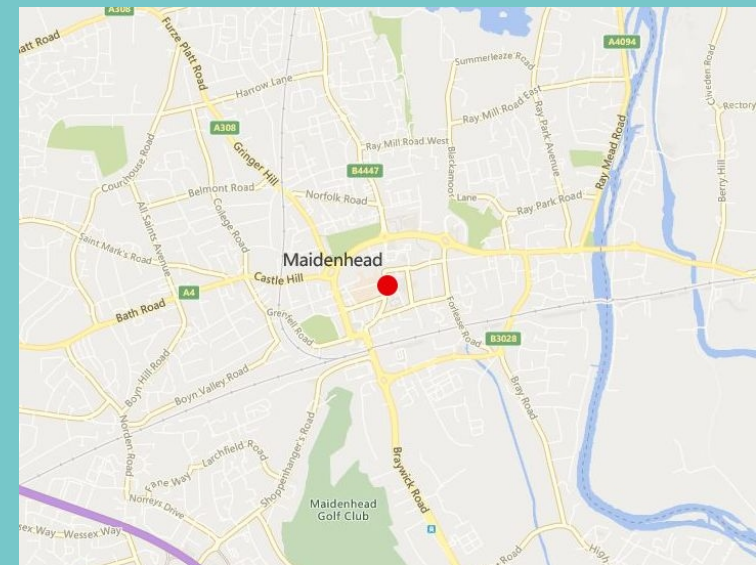
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

£18 per sq ft per annum exclusive. Available on a new lease directly from the landlord.

## EPC C (67)



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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