

**Preliminary Details
Sierra House
Maidenhead
SL6 1QZ**

**MODERN REFURBISHED OFFICE BUILDING
TO LET**

(completion anticipated to be in 2016)

2,626 – 29,375 sq.ft



Location

Sierra House is located in the heart of Maidenhead town centre set between the eastern end of the high street and Providence Place. The building is Approximately 7 minutes walk from Maidenhead railway station and a short walk from the retail and leisure amenities of Maidenhead town centre.

Description

The building is to be comprehensively refurbished.

Proposed Floor Areas (subject to planning)

Area	SQ FT	SQ M
Ground Floor	2,626	244
First Floor	10,452	971
Second Floor	9,849	915
Third Floor	6,448	599
TOTAL	29,375	2,729

Terms

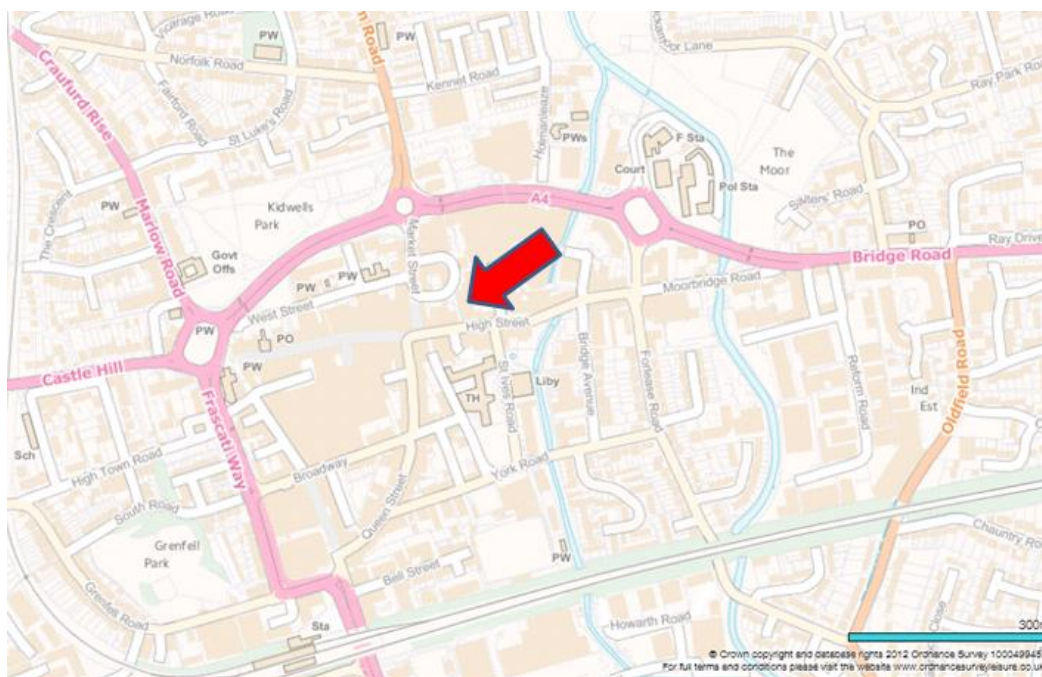
The property is available leasehold by way of a new FRI lease direct from the Landlord.

Business Rates

We advise parties are to make their own enquiries to the local authority regarding business rates.

EPC

The building will be assessed when refurbishment is complete. Target EPC rating of 'C'.



Viewing

Strictly via appointment through the joint agents :-

Campbell Gordon
50 Queens Road
READING
RG1 4HU
Tel: 0118 959 7555

JLL
8 The Square
Stockley Park
Uxbridge
UB11 1FW
Tel: 0207 493 4933

Net Internal Area measured in accordance with the RICS/ISVA Code of Measuring Practice, 6th Edition.
[Note: We have not tested the building services and we give no warranty as to their condition or operation.]

Subject to Contract

July 2015

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