

**TO LET**

1,119 Sq.Ft. (103.96 Sq.M.)



St. Andrews House, Ground Floor Suite, St. Marys Walk, Maidenhead,  
Berkshire, SL6 1QZ

## MODERN TOWN CENTRE OFFICE BUILDING

- Ground Floor Suite
- Suitable For Various Uses
- Excellent Natural Light
- Ample Air Cooling
- Secure Car Parking



Maidenhead  
01628 771221

# ST. ANDREWS HOUSE, GROUND FLOOR SUITE, ST. MARYS WALK, MAIDENHEAD, BERKSHIRE, SL6 1QZ

## Location

The building is located off St Marys Walk, within the town centre of Maidenhead, accessed by car via The High Street.

The building is in short walking distance of Sainsburys and M&S, as well as the town centre amenities and mainline rail service, providing services into London Paddington, whilst also benefiting from the Elizabeth line.

Maidenhead has excellent road links via the M4, A404 leading onto the M40.

## Description

The offices can be found on the ground floor of the building, accessed via the communal office entrance and reception area.

The suite is to be newly redecorated - and benefits from excellent levels of natural light, LED panel lighting, air conditioning and warm-air heating.

The suite is suitable for a wide range of uses, from conventional office space - to clinical, medical or dentistry.

There is allocated, barrier-controlled office parking to the rear for 3 to 4 cars.

## Accommodation

	Sq.Ft.	Sq.M.
Open Plan Office	1,079	100.24
Kitchen	40	3.72
<b>TOTAL</b>	<b>1,119</b>	<b>103.96</b>

## Rent

£17.50 Per Sq.Ft.

The above rent is exclusive of business rates, service charge, insurance, utilities, and will be subject to VAT.

The current Service Charge budget is operating at £7.50psf.

## Terms

Available by way of a new effective full repairing and insuring lease, direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Current Rateable Value: £16,000

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

## Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

## VAT

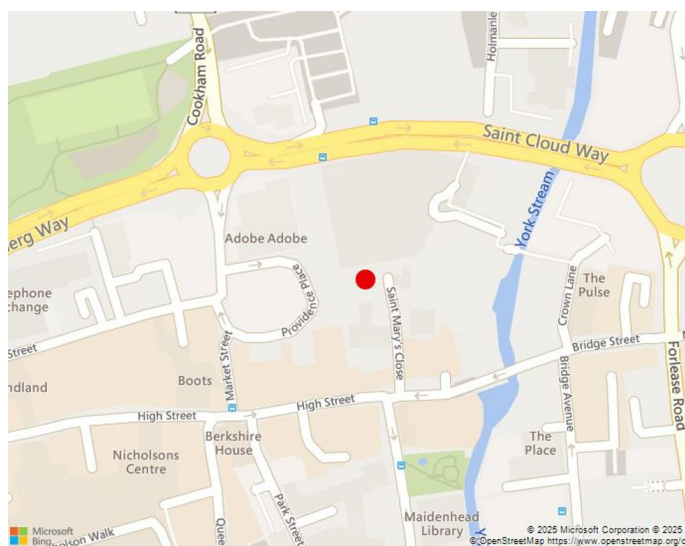
It is understood the property is elected to pay VAT.

## Energy Performance Rating

C

## Viewing Arrangements:

Please contact sole agents for further information.



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