



## 39 Queen Street

Maidenhead, SL6 1NB

**High quality refurbished  
office space to let from  
1,450 to 2,973 sq ft.**

**1,450 to 2,973 sq ft**  
(134.71 to 276.20 sq m)

- Prominent town centre location
- First & Third floor office suites
- Recently refurbished internally and externally
- Passenger lift
- Onsite car parking
- Suitable for a wide variety of uses (STP).

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## Summary

<b>Available Size</b>	1,450 to 2,973 sq ft
<b>Rent</b>	£25 per sq ft
<b>Rates Payable</b>	£7.50 per sq ft
<b>Rateable Value</b>	£22,250
<b>Service Charge</b>	£6.44 per sq ft
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,523	141.49	Available
3rd	1,450	134.71	Available
<b>Total</b>	<b>2,973</b>	<b>276.20</b>	

## Description

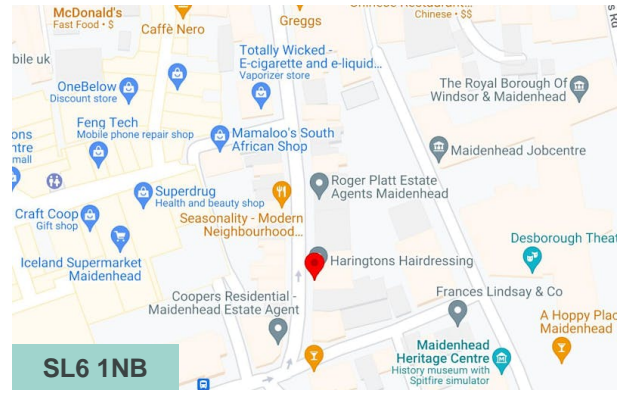
39 Queen Street has recently undergone a significant internal and external refurbishment improving the common parts and the available space. The suite/s can be accessed via the upgraded reception area which benefits from a passenger lift. There is a car park to the rear of the building. Suitable alternative uses would be considered alongside office occupiers. Please enquire to discuss further.

## Location

The vacant office space/s is prominently located in the heart of Maidenhead town centre and a short walk from the train station.

Maidenhead Train Station benefits from excellent services to Central London, including the Elizabeth Line.

Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.



## Viewing & Further Information



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