

TO LET

2,561 Sq.Ft. (237.92 Sq.M.)



20 King Street, Maidenhead, Berkshire, SL6 1EF

TOWN CENTRE OFFICES

- First & Second Floor Accommodation
- Flexible Accommodation
- Modern Kitchen Facility
- Air Cooling To Park
- Excellent Natural Light
- Car Parking For 3 Cars



Maidenhead
01628 771221

20 KING STREET, MAIDENHEAD, BERKSHIRE, SL6 1EF

Location

The property is well located within the town centre of Maidenhead, approx 3 mins walk to the rail station with regular train service via Great Western trains and the new Elizabeth Line.

The entrance to Nicholson's shopping centre is opposite the building, providing excellent amenities. Junction 8/9 of the M4 motorway is approx 1.5 miles drive. Heathrow Airport is approx 15 miles drive.

Description

First and second floor offices, accessed via a common ground floor entrance. The offices offer flexible accommodation being available as a single letting or combined. Both suites have the benefit of kitchen / tea point facilities and excellent natural light.

The furnishings seen with the first floor can be made available to a prospective tenant, or removed.

The offices benefit from two car parking spaces. We have been informed by the landlord that further permit car parking is available on Market Street at a cost of £800 per space per annum.

Accommodation

| | Sq.Ft. | Sq.M. |
|--------------------|--------------|---------------|
| First Floor | 1,426 | 132.48 |
| Second Floor | 1,135 | 105.44 |
| TOTAL (NIA) | 2,561 | 237.92 |

Rent

£16.50 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

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.

The neighbouring office is also available, 18a King Street. Both properties can be let as one, to total 4,785 sq.ft approx N.I.A.

Business Rates

The rateable value is £37,500. The billing authority is The Royal Borough of Windsor & Maidenhead.

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

Legal Costs

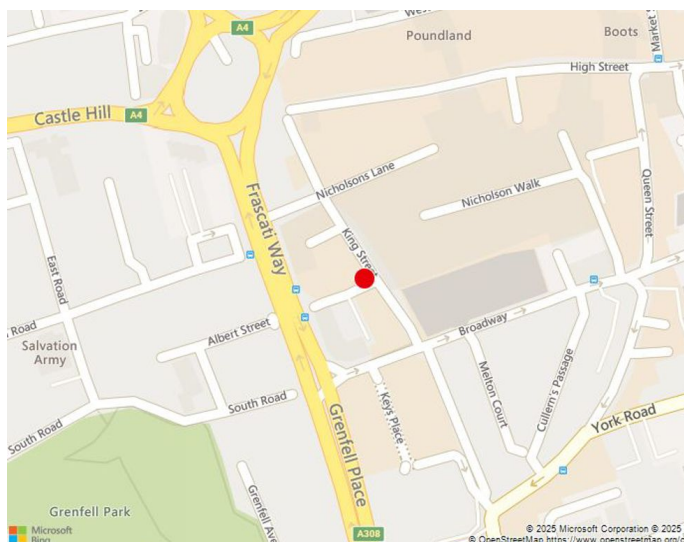
Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

The Property is elected to pay VAT

Energy Performance Rating

C-62



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk



Luke Bennett
07385 467367
luke.bennett@kemptoncarr.co.uk

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