

TO LET

755 Sq.Ft. (70.14 Sq.M.)



Suite 4 A1, Tectonic Place, Holyport Road, Maidenhead, Berkshire, SL6 2EY

NEWLY REFURBISHED OFFICE SUITE

- Newly Refurbished
- Open Plan Accommodation
- Flexible Lease Terms Available
- New Lease Direct from Landlord
- 6 Parking Spaces Available



Maidenhead
01628 771221

SUITE 4 A1, TECTONIC PLACE, HOLYPORT ROAD, MAIDENHEAD, BERKSHIRE, SL6 2EY

Location

Tectonic Place is situated in the attractive village of Holyport, on the outskirts of Maidenhead, providing a pleasant out-of-town working environment.

The scheme benefits from excellent road connections, with convenient access to Junctions 8/9 of the M4 motorway, and is within a short drive of Maidenhead town centre, and Maidenhead Railway Station, which offers regular Elizabeth Line services into London.

Description

The suite is located on the first floor of Unit A1, accessible via stairs from the common entrance. The building provides kitchen and WC facilities, a communal meeting room, and a newly refurbished common entrance/waiting area.

Suite 4 comprises of a newly refurbished, open plan space, with perimeter trunking, gas central heating, intercom system, recessed LED lighting and modern carpeting tile flooring throughout, as well as a break out room, formerly configured as a meeting room. The dual aspect nature, and large windows provide ample natural light.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL	755	70.14

Rent

£14.75 Per Sq Ft

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

The current Service Charge budgeted cost is £7.26 Per Sq Ft

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.

Legal Costs

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

VAT

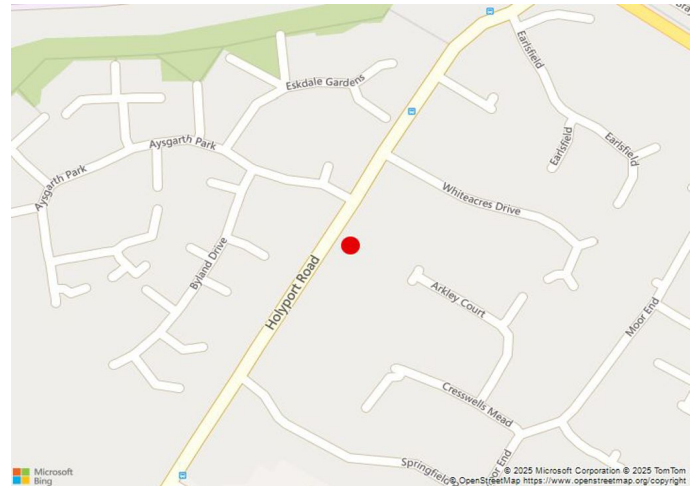
It is understood the properties are elected to pay VAT.

Energy Performance Rating

C-68

Viewing Arrangements:

Please contact sole agents for further information.



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