

TO LET

121 - 1,294 Sq.Ft. (11.24 - 120.21 Sq.M.)



47A High Street, Maidenhead, Berkshire, SL6 1JT

VARIOUS TOWN CENTRE CHARACTERFUL OFFICE SUITES

- High Street Entrance
- Excellent Natural Light Within
- Available On A Suite By Suite Basis
- Available As A Whole



Maidenhead
01628 771221

47A HIGH STREET, MAIDENHEAD, BERKSHIRE, SL6 1JT

Location

The property is located within the centre of Maidenhead, within easy walking distance of various national and independent retailers, restaurants and leisure facilities, as well as the Mainline Railway Station.

Maidenhead is well connected via the A4, M4 and A404 road network.

Description

Town Centre offices, with ground floor common entrance from the High Street. The accommodation can be found at second and third floor levels and can be subdivided or occupied as a whole. There are common kitchen and WC facilities within the building.

All of the suites benefit from excellent natural light, particularly the third floor.

Accommodation

	Sq.Ft.	Sq.M.
Second Flr Suite 1	164	15.24
Second Flr Suite 2	153	14.21
Second Flr Suite 3	172	15.98
Second Flr Suite 4	121	11.24
Third Flr Suite	684	63.54
TOTAL (NIA)	1,294	120.21

Rent

Second Floor Suites £16.00psf

Third Floor Suite £15.00psf

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

The current service charge budget is operating at £0.17p psf, which is due for renewal 30th September 2025.

Terms

The suites are available by way of a new effective full repairing and insuring leases 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

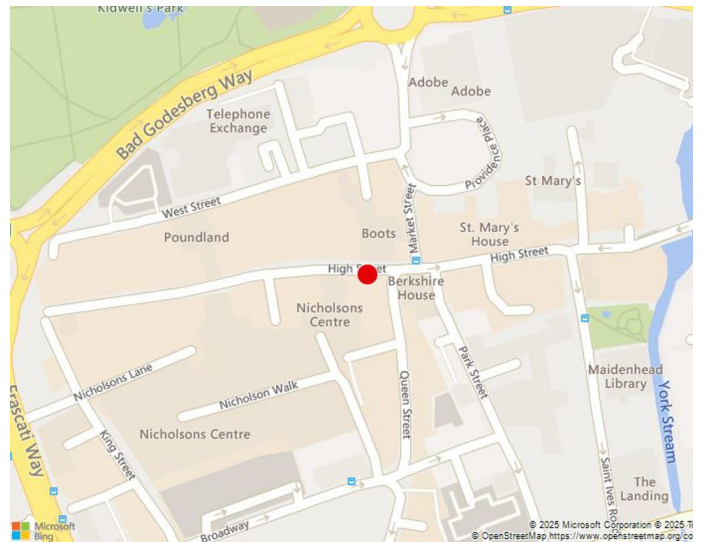
The Property is elected to pay VAT

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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