



Prominent self-contained office building in Maidenhead Town Centre with good onsite parking.

14 Castle Hill

Maidenhead, SL6 4JJ

Office

TO LET

3,456 to 11,702 sq ft

(321.07 to 1,087.15 sq m)

- Available as a whole or in floors, from Q4 2023
- To be refurbished
- Prominent Landmark Building
- 35 Car Parking Spaces
- 5 minutes walk to Crossrail Station

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Summary

Available Size	3,456 to 11,702 sq ft
Rent	£37.50 per sq ft
Rates Payable	£10.81 per sq ft approx. Currently rated as a whole.
Rateable Value	£247,000
Service Charge	If the building is let floor by floor a service charge will be implemented.
EPC Rating	C (66)

Description

This self-contained office building on ground and three upper floors is to be refurbished when the existing tenants lease expires in April 2023. Benefits include 35 secure parking spaces, air conditioning, suspended ceilings, raised floors, wc's to each floor, passenger lift, ground floor reception and separate store.

Location

Located 5 minutes walk from Maidenhead town centre and Crossrail Station. A prominent position fronting the Castle Hill roundabout on the A4. Approx 5 minutes drive to Junction 8/9 of the M4 and A404M. Town center amenities include the Nicholsons Shopping Center and variety of retail restaurants also leisure occupiers such as David Lloyd and Anytime Fitness Gyms.

Accommodation

Name	Sq ft	Sq m
Ground - Reception	433	40.23
Ground - Store Room	295	27.41
1st	3,788	351.92
2nd	3,730	346.53
3rd	3,456	321.07
Total	11,702	1,087.16

Viewings

By arrangement with the agents.

Terms

Available on a new FRI lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

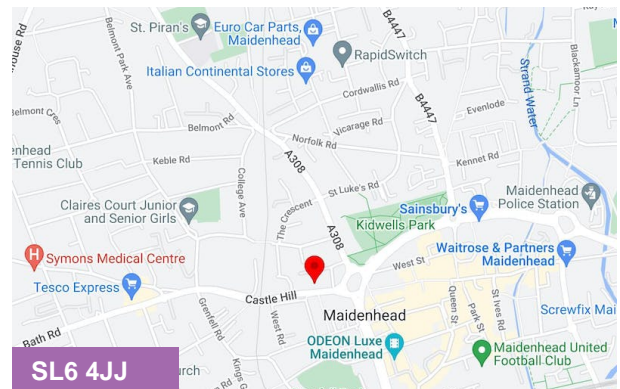
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for paying their own Legal Fees.

VAT

All figures quoted are exclusive of VAT which will be payable.



Viewing & Further Information



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