



Newly Refurbished First and Third Floor Offices

First and Third Floor

39 Queen Street, Maidenhead, SL6 1NB

Office

TO LET

1,450 to 2,950 sq ft

(134.71 to 274.06 sq m)

- Town centre location
- Reception area
- Passenger Lift
- 1 parking space
- Newly Refurbished

First and Third Floor, 39 Queen Street, Maidenhead, SL6 1NB

Summary

Available Size	1,450 to 2,950 sq ft
Rent	£25 per sq ft
Business Rates	Please see table below
Service Charge	£6.44 per sq ft
EPC Rating	E (79)

Description

Accessed by either a passenger lift or stairs. The first floor has recently been refurbished and benefits LED lighting, fully carpeted, air conditioning and WC.

Location

39 Queen Street is situated in the heart of Maidenhead town centre. Maidenhead Rail Station is a short walk which provides fast rail links to London. Cross Rail will provide even faster rail links to central London. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable	Service charge
1st	1,500	139.35	£31,250 /annum	£11,102.75 /annum	£9,660 /annum
3rd	1,450	134.71	£36,250 /annum	£12,475 /annum	£9,338 /annum

Viewings

By arrangement with the agent.

Terms

Flexible lease terms available.

Business Rates

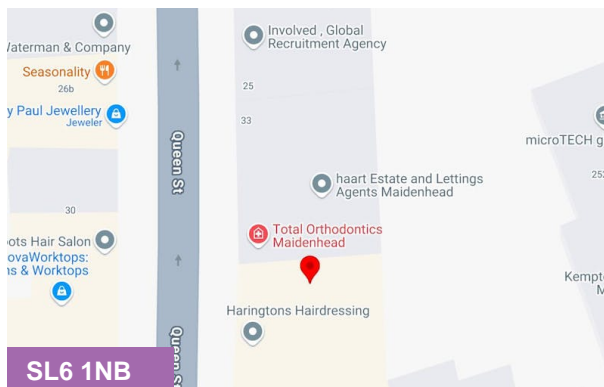
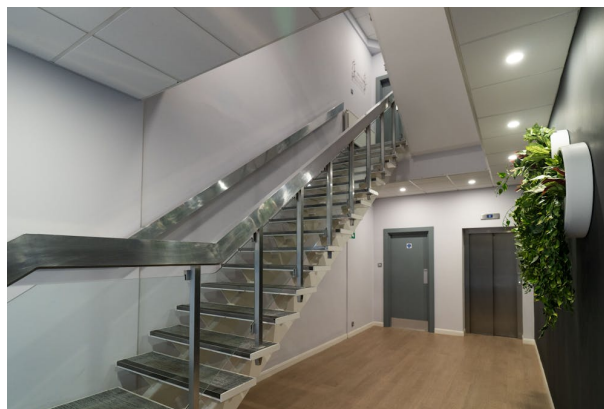
The tenant will be responsible for paying business rates directly to the local authority.

Legal Costs

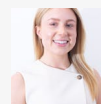
Each party to pay their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be chargeable.

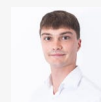


Viewing & Further Information



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