



**Westacott Business Centre  
Maidenhead Office Park  
Westacott Way SL6 3RT**

**One suite remaining 870 sq ft (81 sq m)**  
Landscaped environment  
Ample on-site car parking  
Flexible lease terms  
Communal Meeting Room available



**Refurbished Offices  
To Let**





**Westacott  
Business  
Centre**

### **Location**

Westacott Business Centre is located approximately four miles west of Maidenhead town centre, close to the A404(M) and Junction 8/9 of the M4 motorway. Maidenhead town centre benefits from a rail station with a direct link to London (Paddington).



### **Description**

The available suite has been refurbished to a high standard offering conventional open plan accommodation with ample parking spaces. The premises benefit from air-conditioning, suspended ceilings with Category 2 lighting, electric heating, male, female and disabled access WC's, communal kitchen and meeting room facilities, is fully carpeted and has 24 hour access.





Westacott  
Business  
Centre



Block B

Block A



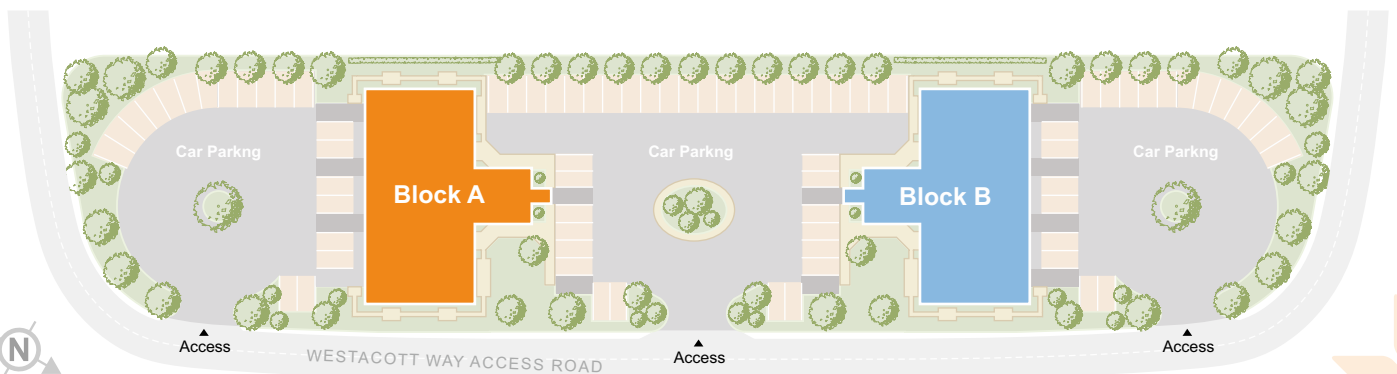
**Accommodation**

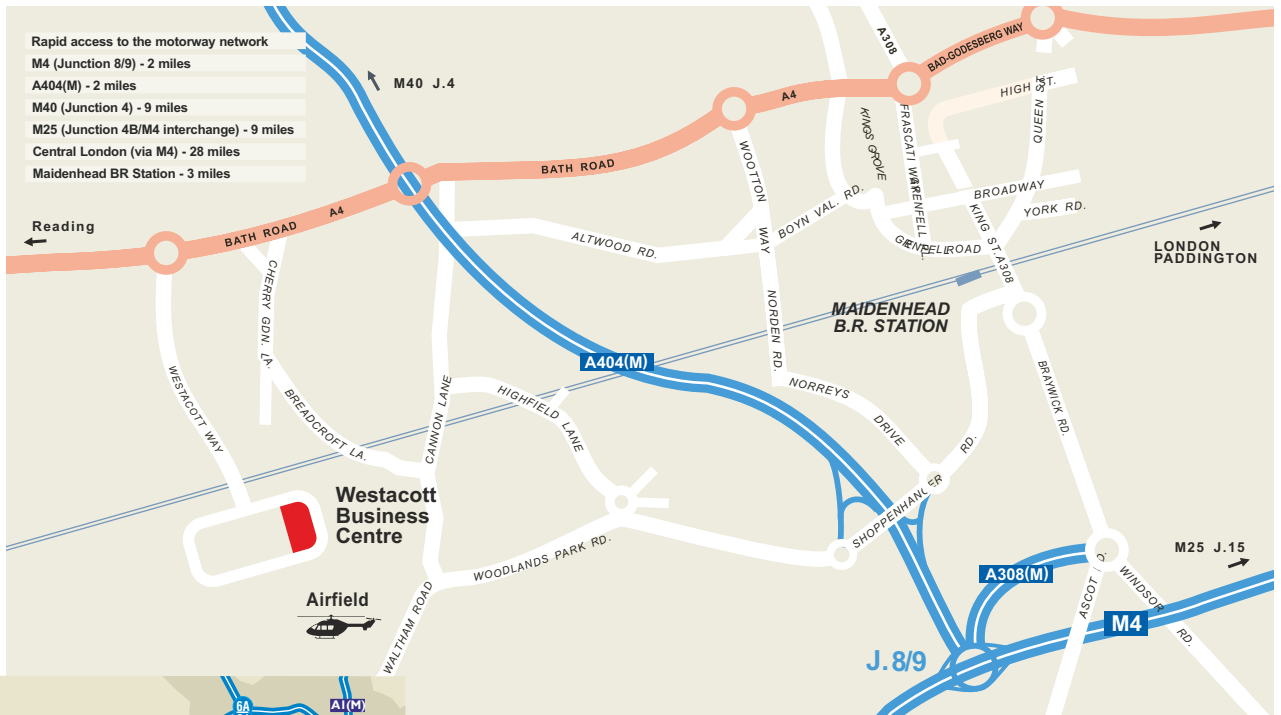
The available accommodation is arranged as follows:

Unit A	suite	sq ft	sq m
First Floor	A6	870	81

**EPC**

EPC rating = D-99





**Rapid access to the motorway network**

- M4 (Junction 8/9) - 2 miles
- A404(M) - 2 miles
- M40 (Junction 4) - 9 miles
- M25 (Junction 4B/M4 interchange) - 9 miles
- Central London (via M4) - 28 miles
- Maidenhead BR Station - 3 miles



**Westacott  
Business  
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From 2019 Crossrail is set to provide a rapid link from Maidenhead to Heathrow Airport, the West End, the City of London and Canary Wharf. Connections to Eurostar, Docklands Light Railway (via Stratford), Luton & Gatwick Airports (via Farringdon), Stansted Airport (via Liverpool Street) and London City Airport (via Custom House).



**VAT:** All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

**Legal Costs:** Each party to be responsible for their own legal costs incurred in any transaction.

**Terms:** £17.50 per sq ft per annum exclusive.

**Lease:** Available on a new lease for a term to be agreed.

**Outgoings:** The landlord will maintain the exterior of the buildings, landscaping and common areas. This is administered by managing agents, c/o a traditional service charge arrangement. The tenant will pay business rates on their property.

**Viewing and Further Information:** strictly by prior appointment with the sole agent:

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