

# OFFICE TO LET

REFURBISHED | TOWN CENTRE | SELF-CONTAINED



## 27 HIGH STREET

MAIDENHEAD  
BERKSHIRE SL6 1JG

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ON SITE CAR PARKING  
EXTENSIVE RETAIL AND LEISURE CLOSE BY  
CLOSE TO STATION

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1,244 sq ft (115.5 sq m)

## LOCATION

- Town centre
- Variety of retail and leisure provision nearby.
- In the heart of the town's extensive regeneration program.
- Close to Maidenhead railway station which provides excellent connectivity, set to improve further with the arrival of the Elizabeth Line in December 2019.

## ACCOMMODATION

Approximate areas:

1 <sup>st</sup> floor	768 sq ft	71.3 sq m
2 <sup>nd</sup> floor	476 sq ft	44.2 sq m
Total	1,244 sq ft	115.5 sq m

## AMENITIES

- Self-contained with dedicated entrance directly off High Street
- Recently refurbished
- New WCs
- New LED lighting
- New suspended ceilings
- Air conditioning
- Kitchen on each floor
- Up to 11 car spaces available by way of separate licences
- Close to Maidenhead train station

## EPC RATING

TBC.

## TERMS

A new lease will be granted directly by the landlord for a term to be agreed.

## RENT

£24,000 per annum exclusive of VAT, business rates and services.

## BUSINESS RATES

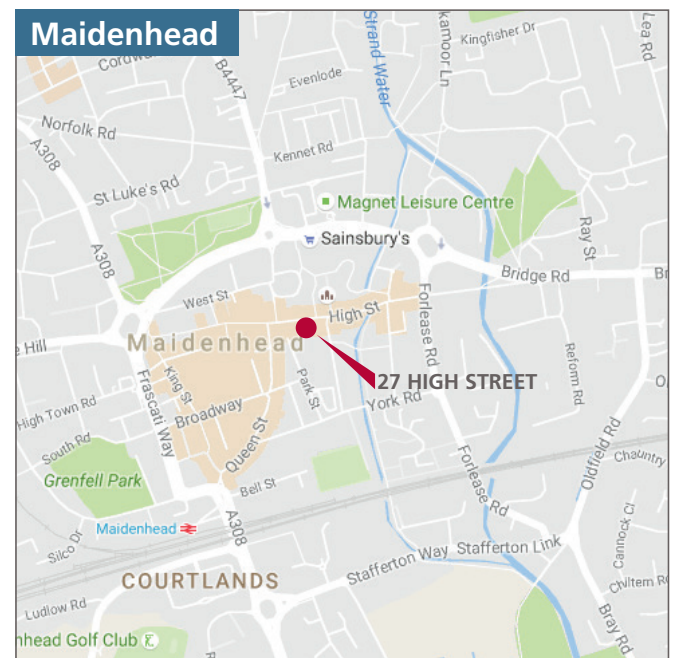
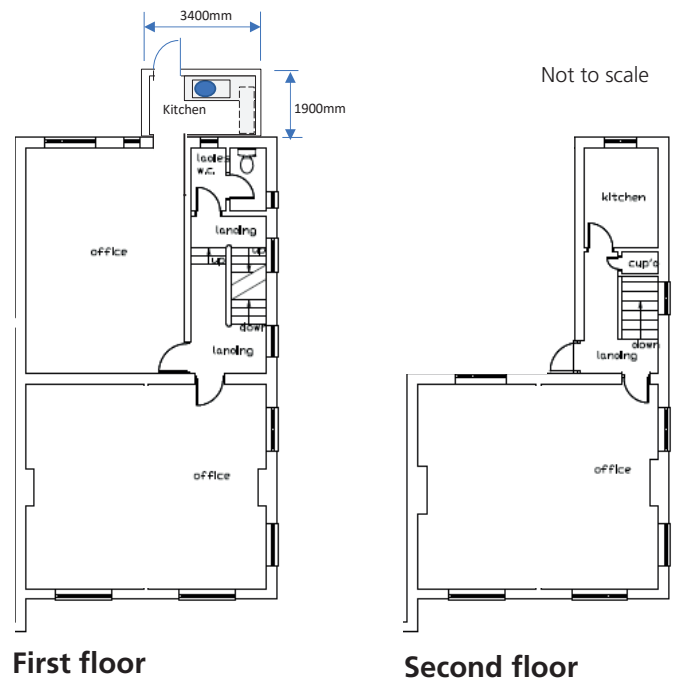
Please contact RBWM for confirmation but we believe the following are accurate:

Rateable Value	2017/18 Rates Payable	Rates Relief Potential*
£11,250	£5,242.50	100%

\*For qualifying occupiers

## VIEWING

Strictly by appointment through Sole Agent. For viewing and further information please contact David Pearce on david.pearce@kemptoncarr.co.uk or call 01628 771221.



## TRANSPORT LINKS

	Maidenhead Station	0.5 miles
	M4 (Junction 8/9)	2.3 miles
	M40 (Junction 4)	8.8 miles
	Heathrow Airport	15.9 miles



Property owned and managed by:

