

# OFFICE TO LET



**IN THE HEART OF MAIDENHEAD TOWN CENTRE**

Office 6, Assembly House, 34-38 Broadway,

**Maidenhead**

SL6 1LU

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Assembly House is an attractive property, prominently located in the heart of Maidenhead Town Centre, close to all the town's banking, retail and leisure facilities. Maidenhead Railway Station is within a few minutes' walk whilst Junction 8/9 of M4 motorway is approximately 1.5 miles drive.

## Description

The offices are accessed directly off The Broadway and provide a good mix of offices. The premises have recently been sympathetically refurbished to an excellent standard, works including perimeter trunking, new carpeting, shared kitchen facilities and a meeting room which can be booked by separate arrangement. Reception facilities are also offered.

## Accommodation

Office 6 (Basement): 2-3 man office

## Terms

Rental £275.00 per month

The above rents are inclusive of business rates and utilities and may be subject to VAT.

Available immediately on 12 month tenancy. No break clause and 6 week's deposit.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

## Amenities

- Refurbished to excellent standard
- Meeting Room Facility (by arrangement)
- High Level Security
- Reception Facilities
- Immediate Occupation on flexible lease
- Full use of on-site gym
- 5 minute's walk to train station

## Energy Performance Rating

D (99)

## Viewing and further information



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