

OFFICES TO LET

WITH PLANNING CONSENT FOR TAXI OFFICE



480 Sq. Ft. (44.60 Sq. M.)

Danesfield House, West Street,

Maidenhead

SL6 1RH

SELF-CONTAINED OFFICES WITH ON SITE PARKING IN THE HEART
OF MAIDENHEAD TOWN CENTRE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located at the western end of Maidenhead High Street and is immediately adjacent to the main shopping area of the town centre. Maidenhead is a thriving town within the Thames Valley, both in commercial and residential terms, offering good links to the M4 motorway and thereon to the motorway network. Junction 8/9 of the M4 is located approximately 2 miles from the property, with Maidenhead Mainline Railway Station being with a 5 minute walk of the property.

Description

The office space is open plan area, with good natural light. Entrance is via ground floor lobby to first floor.

Accommodation

	Sq. Ft.	M2
Office	480	44.6
Kitchenette		
WC		
TOTAL	480	44.6

Approx net internal area (NIA)

Terms

Rental £10,000 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

A new flexible lease is offered, to be contracted Outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 (Part II).

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £9,400

Rates Payable: 2018/19: £4,671.80. Small business relief of 100% for qualifying users.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT may be charged if applicable to this particular property.

Amenities

- 2 Car Parking Spaces
- Door Entry System
- Electric Heating
- Strip Lighting
- Kitchenette
- Redecorated and carpeted

Energy Performance Rating

E (104)

Viewing and further information



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