

# Modern Town Centre Offices TO LET



**249 Sq. Ft. (23.13 Sq. M.)**

Second Floor south, Suite 2, MKA House

36 King Street

**Maidenhead**

Berks

SL6 1EF

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



## Location

The Property is prominently located within Maidenhead town centre, a short walk to the train station which provides services into London Paddington, national / independent shops, eateries and restaurants. Costa Coffee is in close proximity.

Junction 8/9 of the M4 is approximately 1.5 miles from the property.

## Description

The accommodation can be found at first floor level accessed via newly refurbished common entrance, stairwell and passenger lift. The suite offers open plan work space. The suite has suspended ceiling with recessed lighting and air-conditioning units.

## Accommodation

	Sq. Ft.	M2
Office	249	23.13

*Approx net internal area (NIA)*

## Terms

Rent: £5,250 per annum exclusive

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

A new full repairing and insuring lease with terms to be agreed by negotiation.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £5,000

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.

## Amenities

- Modern office suite with one car parking space
- Air conditioning
- Suspended Ceiling

## Energy Performance Rating

T.B.C.

## Viewing and further information



### David Pearce

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943

### Mitchell Brooks

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

