

Modern Town Centre Offices TO LET



1,906 Sq. Ft. (177.10 Sq. M.)

Second Floor North Suite, MKA House

30-36 King Street

Maidenhead

Berks

SL6 1NA

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 second floor level the suite offers an open plan offices and private kitchen area. The suite has suspended ceiling with recessed lighting and air-conditioning units.

Accommodation

	Sq. Ft.	M2
Office	1,906	177.1

Approx net internal area (NIA)

Amenities

- Self-contained office suite
- Air-Conditioning
- Kitchenette
- 2 allocated car parking spaces

Terms

Rental £39,000.00 p.a.x.

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

A new lease is available by negotiation

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £31,500.00

Business Rates Payable 2018/19: £14,679

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.

All figures quoted are exclusive of VAT which may be chargeable.

Energy Performance Rating

D-88

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



PROPERTY CONSULTANTS