

Modern Town Centre Offices TO LET



5,794 Sq.Ft. (538.27 Sq. M.)

First & Second Floors, MKA House

36 King Street

Maidenhead

Berks

SL6 1EF

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 accessed via private ground floor entrance, which leads to newly refurbished stairwell and passenger lift. The floors offer a mix of open plan and cellular work space. The building benefits from suspended ceilings with recessed lighting and air-conditioning units.

Accommodation

	Sq. Ft.	M2
Office	5,794	538.27

Approx net internal area (NIA)

Terms

Rent: £20.45 psf 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: To be re-assessed, currently split over four hereditaments

We suggest the amount, 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



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