

# EXCELLENT QUALITY OFFICES TO LET



2

**2,508 Sq. Ft. (233 Sq. M.)**

18 Forlease Road

**Maidenhead**

Berkshire

SL6 1RU

**PLUS STORAGE SPACE OF 462 SQ FT**

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



## Location

The property is situated fronting Forlease Road on the edge of Maidenhead Town Centre; it is within easy walking distance of Waitrose supermarket, High St amenities, restaurants and banks. Maidenhead mainline railway station is within easy proximity and provides regular and fast services to London Paddington; the Elizabeth Line service is due to commence shortly.

Junctions 8/9 of the M4 Motorway can be found within 1 mile which links to the wider Motorway Network.

## Description

18 Forlease Road comprises a two storey self-contained office building totalling 2,508 sq ft of office space and 462 sq ft of storage space. To the rear of the building there is a secure gated parking area for 16 cars with an additional 2 parking spaces to the front.

## Accommodation

	Sq. Ft.	M2
Ground Floor	957	88.94
First Floor	1,551	144.0
<b>TOTAL</b>	<b>2,508</b>	<b>233</b>
Second Floor Storage	462	42.95

*Approx net internal area (NIA)*

## Energy Performance Rating

C-60

## Terms

A sub-lease or assignment is available until August 2022 at a passing rent of £64,000 per annum exclusive. Alternatively a longer term direct with the Landlord could be negotiated.

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

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £50,500

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

- Air conditioning
- Suspended ceiling
- Full access raised floor
- Male, female and disabled WCs
- 18 parking spaces
- Fully alarmed
- 24/7 access
- Storage space

## Viewing and further information



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