

EXCELLENT QUALITY OFFICES TO LET



957 – 2,508 Sq. Ft.

18 Forlease Road
Maidenhead

Berkshire
SL6 1RU

PLUS STORAGE SPACE OF 462 SQ FT

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. The building is available as a whole or on a single floor basis.

Accommodation

	Sq. Ft.	M2
Ground Floor	957	88.94
First Floor	1,551	144.0
TOTAL	2,508	233
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 (entire building)

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



Maria Hoadley

maria.hoadley@kemptoncarr.co.uk

07766 364078

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

Jennifer Lamb

jhlamb@lsh.co.uk

01628 678188