

# 2 PERSON OFFICE TO LET



**IN THE HEART OF MAIDENHEAD TOWN CENTRE**

Assembly House  
34-38 Broadway  
**Maidenhead**  
SL6 1LU

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



### Location

Assembly House is an attractive property, prominently located in the heart of Maidenhead Town Centre, close to all the town's banking, retail and leisure facilities. Maidenhead Railway Station is within a few minutes' walk whilst Junction 8/9 of M4 motorway is approximately 1.5 miles drive.

### Description

The offices are accessed directly off The Broadway and provide a good mix of offices. The premises have recently been sympathetically refurbished to an excellent standard, works including perimeter trunking, new carpeting, shared kitchen facilities and meeting rooms which can be booked by separate arrangement.

### Accommodation

Office	No of Persons	Rental
Office	2	£375 per month

### Terms

The above rents are inclusive of business rates and utilities and buildings insurance.

Available now on a 12 month tenancy. No break clause and 6 week's deposit.

### Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand the property is not elected for VAT.

### Amenities

- Refurbished to excellent standard
- 2 Meeting Room Facilities (by arrangement) - £10 per hour
- High Level Security
- Reception Facilities
- Full use of on-site gym
- 5 minute's walk to train station
- High Quality Shared Kitchen

### Energy Performance Rating

D (99)

## Viewing and further information



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