

MODERN OFFICE TO LET



946 sq.ft. (87.9 sq.m.)

Suite 1 Tectonic Place
Holyport Road

Maidenhead

SL6 2YE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Tectonic Place is located in the village of Holyport, just on the edge of Maidenhead. This out of town office complex offers great access to Junction 8/9 of the M4 and is a short drive to Maidenhead Railway Station.

Description

Suite 1 Tectonic Place is situated on the ground floor of Unit A1. The suite is accessed from a communal entrance & reception. Communal toilets can be found at ground floor level with a communal kitchen facility located at the first floor. The accommodation provides modern, open plan space with car parking spaces available.

Accommodation

	Sq. Ft.	M2
Suite 1	946	87.9
TOTAL	946	98.9

Approx net internal area (NIA)

Terms

Rent: £14 per sq ft per annum exclusive.

Service charge: estimated at £12.00 psf which includes utilities.

The rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Available on new affectively full repairing and insuring leases on terms to be agreed.

Energy Performance Rating

D-88

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £13,500

Rates Payable: TBC

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.

Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which is chargeable.

Amenities

- Landscaped Grounds
- Open Plan Accommodation
- Communal Meeting Room
- Communal Kitchen
- Onsite Car Parking Spaces



Viewing and further information

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