

# TWO STOREY OFFICE – AMPLE PARKING TO LET



**3,312 sq ft (307.69 sq m)**

Unit A2 Tectonic Place  
Holyport Road

**Maidenhead**

Berkshire  
SL6 2YE

[kemptoncarr.co.uk](http://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

A2 Tectonic Place provides good quality affordable office accommodation over ground & first floors. The building provides wc and kitchen facilities and provides both open plan and cellular accommodation with on site car parking.

## Accommodation

	Sq. Ft.	M2
<b>TOTAL</b>	<b>3,312</b>	<b>307.69</b>

*Approx net internal area (NIA)*

## Terms

Rent: £16 per sq ft per annum exclusive.

Estate service charge: estimated @ £6,450.00 per annum.

Buildings insurance: estimated @ £640.00 per annum.

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

A new lease with terms to be agreed.



## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £59,000

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 & Cellular Accommodation
- Meeting Room
- Kitchen facilities
- 13 Onsite Car Parking Spaces
- LED lighting

## Energy Performance Rating

D-97

## Viewing and further information

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