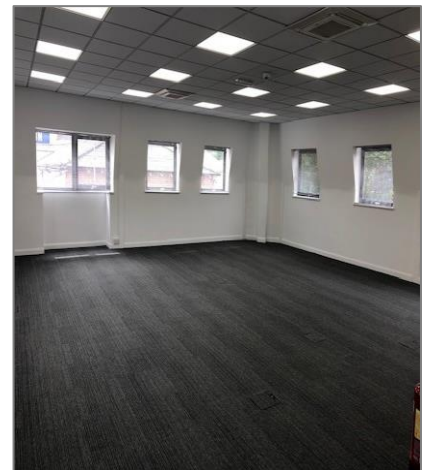
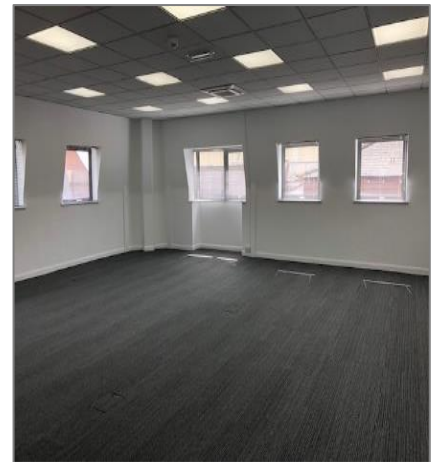


REFURBISHED TOWN CENTRE OFFICES - TO LET



875sq.ft. (81.33sq.m.) approx NIA

2nd Floor Whitchurch House

Albert Street

Maidenhead

Berkshire

SL6 1PR

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located to the western end of Maidenhead Town Centre, within a minutes' walk of the prime shopping and restaurant facilities the town has to offer. Junction 8/9 of the M4 is located approximately 2 miles from the property, with Maidenhead Mainline Railway Station being with a few minutes' walk of the property.

Description

The accommodation can be found at second floor level, accessed via a ground floor common entrance with communal toilet facilities at ground and first floor levels. The suite provides light, triple aspect, open plan space with kitchenette and air cooling.

Accommodation

	Sq. Ft.	M ²
Second Floor	875	81.33

Approx net internal area (NIA)

Terms

Rental: £18.50 psf

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

Service Charge: £8.99 psf

Available on a new flexible lease to be offered and contracted outside the security provisions of the Landlord and Tenant Act 1954 Part II.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable value: £11,895

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Small businesses may qualify for total rate relief should certain criteria be met.

Amenities

- Town centre location
- Open plan
- Triple aspect
- Fully refurbished
- Recessed air-cooling cassette units
- New LED recessed lighting
- Door entry system
- 2 car parking spaces
- CCTV
- Kitchenette

Energy Performance Rating

B 47



Viewing and further information



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