

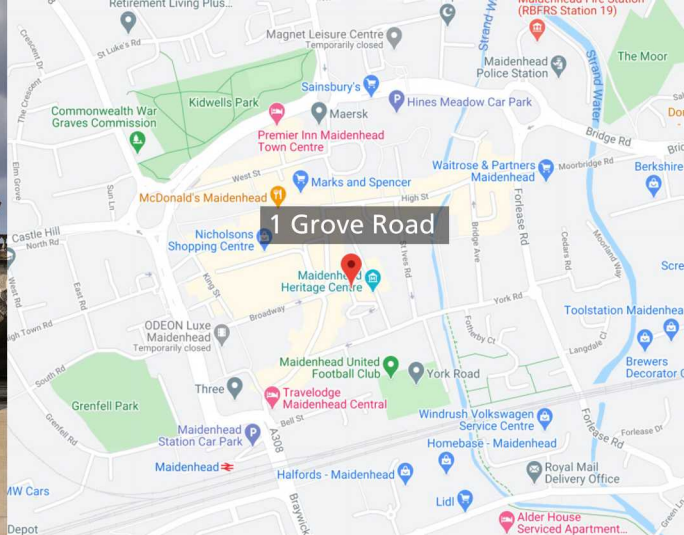
1 GROVE ROAD, MAIDENHEAD, SL6 1LU



COMMERCIAL SPACE TO LET
Town Centre | Transport Links to Central London | Modern
207 - 396 sq ft



Maidenhead



Description

- Prominent location in Maidenhead
- 1st and 2nd floor commercial space set over four suites
- Air conditioning
- Fully carpeted
- Shared WCs
- May be eligible for small business rates relief
- Car parking available by way of separate licence

Term To be agreed

Utilities Tenant's responsibility

Rates The estimated rates for 2021 are £1,715**

EPC D (90)

Floor	Suite	Size (sq ft)	Rent (pa)*	Service Charge (pa)*	Total (pa)*
1st	Suite 1	261	£4,250	£775	£5,025
1st	Suite 2	207	£3,400	£615	£4,015
2nd	Suite 3	254	£4,150	£755	£4,905
2nd	Suite 4	143	£2,350	£425	£2,775

*VAT applicable.

**This is an estimate based on publicly available information. Tenants are advised to make their own enquiries and may benefit from rates relief.

Plans not to scale

Location

- An abundance of cafes and eateries are located nearby
- High quality retail offering in the immediate vicinity
- Fantastic links to the M4 Motorway and extended motorway network
- Maidenhead train station is less than a mile away, servicing Paddington and the West Country, it will also be included as part of the crossrail (Elizabeth Line).



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