

# FOR SALE

**MULTI-LET OFFICE BUILDING, WITH POTENTIAL FOR  
EXTENSION / CHANGE OF USE / RESIDENTIAL S.T.P.**



**3,118 SQ.FT. (289.71<sub>SQ.M</sub>)**

Assembly House

34-38 Broadway

**Maidenhead**

SL6 1LU

**TOWN CENTRE, WITH GATED CAR PARKING  
FOR 6 CARS**

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



## Location / Description

Assembly House is a well-presented property, prominently located within Maidenhead Town Centre, close to 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.

The offices are accessed directly off Broadway and provide a good mix of space over basement, ground, first and second floors.

The premises have been sympathetically refurbished to an excellent standard, the works including perimeter trunking, shared kitchen facilities and meeting rooms.

## EPC rating – TBC

## Method of Disposal

The Site will be disposed of by private market treaty.

The property is being sold with the various tenants in situ. A tenancy schedule is available upon request.

## Price

The freehold is for sale at a guide price of £1,100,000. The property is not elected to pay VAT.

Each party is to be responsible for their own legal and professional costs incurred throughout the legal process.

## Amenities

- 2 common meeting rooms
- Reception
- Gym within the basement
- High quality common kitchen within the basement
- Common shower and toilet facilities
- Gated car parking for 6 cars

## Viewing

Viewings are strictly by appointment via Kempton Carr Croft.



## Viewing and further information

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PROPERTY CONSULTANTS