

TOWN CENTRE OFFICES TO LET

Ewith



480Sq.Ft. (**44.60**Sq.M.)approx. N.I.A.

First Floor Danesfield House

West Street

Maidenhead

Berks

SL6 1RH

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

The property is located at the western end of Maidenhead High Street. Maidenhead offers good links to the M4 motorway and thereon to the motorway network. Junction 8/9 of the M4 is located approximately 2 miles from the property, with Maidenhead Mainline Railway Station being with a 5 minute walk of the property.

Description

The accommodation can be found at first floor level, via private ground floor entrance, where an open-plan suite with good natural light can be found. The offices further benefit from private kitchenette, WC and car parking for up to two cars.

Please note that the private entrance is also a fire-escape for the neighbouring tenant, but only used in an emergency, means of escape.

Accommodation

	Sq. Ft.	M2
Office	480	44.6

Approx net internal area (N.I.A.)

Terms

Rental £11,000 per annum

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

A new flexible lease is offered, to be contracted Outside of the Security of Tenure Provisions of the Landlord and Tenant Act 1954 (Part II).

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £9,400

We suggest the amount, 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.

VAT is applicable to this particular property.

Amenities

- 2 Car Parking Spaces
- Door Entry System
- Electric Heating
- Kitchenette
- WC
- Town Centre Position

Energy Performance Rating

TBC



Viewing and further information

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