

# TOWN CENTRE PROPERTY SUITABLE FOR A VARIETY OF USES - **TO LET**

**Flexible Lease  
Terms Available**



**531sq.ft. (49.35sq.m.)** approx N.I.A.

The Studio

Brock Lane

**Maidenhead**

Berks

SL6 1LP

**SUITABLE FOR A VARIETY OF USES SUCH AS RETAIL/  
MEDICAL/OFFICE (S.T.P.)**

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



## Location

Maidenhead is a thriving town within the Thames Valley, offering 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 within a 5 minute walk of the property.

## Description

A two storey, self-contained detached building situated in a central position in Maidenhead, immediately adjacent to one of the Nicholson shopping centre entrances.

The office has private entrance and is arranged over ground and first floor levels offering open plan accommodation. The property further benefits from a kitchen and WC to ground floor.

## Accommodation

	Sq. Ft.	M2
Ground Floor	300	27.89
First Floor	231	21.46
<b>TOTAL</b>	<b>531</b>	<b>49.35</b>

*Approx net internal area (NIA)*

## Terms

Rent: FROM £12,000 per annum exclusive.

The rent is exclusive of business rates, insurance and utilities, and subject to VAT. A new lease is available directly from the landlords, on terms to be agreed. Flexible lease terms are available.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £11,250

We suggest this 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.

All rents and other outgoings are quoted exclusive of VAT, VAT will be applicable to this property.

## Energy Performance Rating

D-91



## Viewing and further information

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