

FOR SALE
**OFFICE BUILDING WITH POTENTIAL FOR
EXTENSION - CHANGE OF USE - RESIDENTIAL
CONVERSION S.T.P.**



3,118 sq.ft. **(289.71**sq.m) approx N.I.A

Assembly House

34-38 Broadway

Maidenhead

SL6 1LU

**CENTRALLY LOCATED WITH GATED
CAR PARKING**

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 approximately 1.5 miles.

The offices are situated on Broadway and provide a good mix of space over basement, ground, first and second floors. Basement is converted and fully utilisable with natural light in parts.

The property further benefits from perimeter trunking, shared kitchen facilities and common meeting rooms.



EPC rating – D-79

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
- Common kitchen within the basement
- Common shower and toilet facilities
- Gated car parking

Viewing

Viewings are strictly by appointment via sole agents Kempton Carr Croft.



Viewing and further information

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