

# CHARACTER OFFICES

## TO LET – FLEXIBLE TERMS AVAILABLE

Ewith



**475** Sq.Ft. (**44.2** Sq.M.) approx. N.I.A.

2nd Floor 5 High Street

**Maidenhead**

**Berks**

SL6 1JN

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



## Location

The premises are located at the eastern end of Maidenhead Town Centre giving easy access to all its facilities.

Maidenhead benefits from excellent road communications being located just two miles north of Junction 8/9 of the M4 motorway, whilst the M40 is due north via the A404(M) dual carriageway. The town is also served by a regular rail service to London Paddington and also benefits from being on the Elizabeth Line. Maidenhead station is within a five minute walk to the property.

## Description

The offices are situated at second floor level with attractive ground floor entrance area, good natural light and providing flexible and well laid out accommodation.

## Accommodation

	Sq. Ft.	M2
Office	475	44.2

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

## Terms

Rental £7,125 per annum exclusive.

The above rents are exclusive of business rates, service charges, insurance and utilities, and not subject to VAT.

Service charge £2,520 pa.

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) for a term to be agreed.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £5,000

### **Small business rates relief may be applicable.**

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.

## Amenities

- Air Conditioning
- Cat 5 Cabling
- Kitchen
- WC Facilities
- Carpeted
- Direct Access off High Street
- Flexible Lease

## Energy Performance Rating

D-78

## Viewing and further information

### **Maria Hoadley**

[Maria.hoadley@kemptoncarr.co.uk](mailto:Maria.hoadley@kemptoncarr.co.uk)

07766 364078

### **Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

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