

TO LET



Refurbished,
Self-contained, Gated
Offices with Ample Parking

2,970 Sq.Ft. (275.9 Sq.M.)

18 Forlease Road

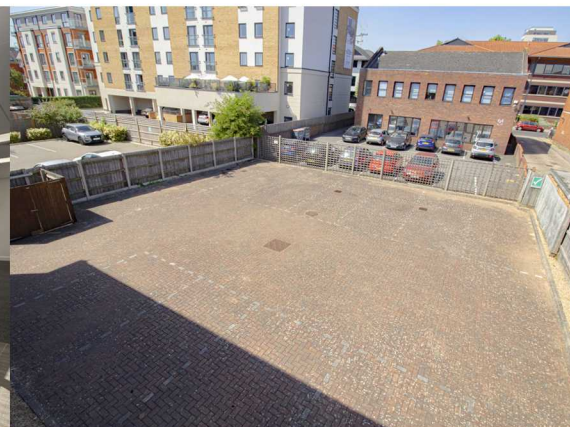
Maidenhead, Berkshire, SL6 1RU

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AMENITIES

- Refurbished
- Stand-alone Building
- Air Conditioning
- Suspended Ceiling
- New Recessed LED Lighting
- Full Access Raised Floor
- Male, Female and Disabled WCs
- 14 Parking Spaces
- Gated Car Parking
- 24/7 Access
- Server Room / Storage Space

ACCOMMODATION

	Sq.Ft	M2
Ground Floor	957	88.94
First Floor	1,551	144.0
Second Floor storage/Computer space	462	42.92
TOTAL	2970	275.9

Approx net internal area (NIA)

LOCATION (CLICK HERE)

The property is situated fronting Forlease Road on the edge of Maidenhead Town Centre; it is within easy walking distance of Waitrose supermarket, High St amenities, restaurants and banks. Maidenhead mainline railway station is within easy proximity and provides regular and fast services to London Paddington and the Elizabeth Line. Junctions 8/9 of the M4 Motorway can be found within one mile which links to the wider Motorway Network.

DESCRIPTION

18 Forlease Road comprises a two storey self-contained office building totalling 2,508 sq ft of office space and 462 sq ft of computer/storage space. To the rear of the building there is a secure gated parking area for 14 cars with the ability to park more.

ENERGY PERFORMANCE RATING

B39

LEGAL COSTS/VAT

Each party to bear their own professional and legal costs.

TERMS

A new lease is available on terms to be agreed.

Rent: POA

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



BUSINESS RATES

The billing authority is The Royal Borough of Windsor & Maidenhead. Rateable value: £50,500

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

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