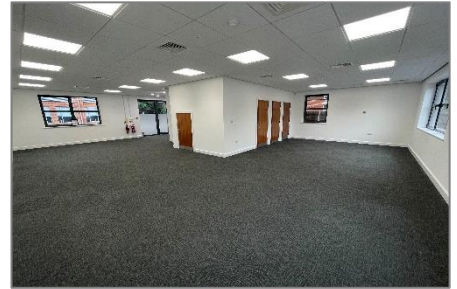


EXCELLENT QUALITY OFFICES TO LET Newly Refurbished



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

18 Forlease Road
Maidenhead
Berkshire
SL6 1RU

INCLUDING SERVER ROOM/STORAGE SPACE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

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; the Elizabeth Line service is due to commence shortly.

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.

Accommodation

	Sq. Ft.	M2
Ground Floor	957	88.94
First Floor	1,551	144.0
Second Floor Storage/Computer Space	462	42.92
TOTAL	2,970	275.9

Approx net internal area (NIA)

Energy Performance Rating

TBC

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Terms

A new lease is available from March 2022 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.

Amenities

- Air conditioning
- Suspended ceiling
- LED lighting
- Full access raised floor
- Male, female and disabled WCs
- 14 parking spaces
- Fully alarmed
- 24/7 access
- Server room / storage space



Viewing and further information



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