

MODERN FIRST FLOOR OFFICES TO LET



840sq.ft. (78sq.m.) approx N.I.A.

Suite 3, First Floor, Unit A1 Tectonic Place
Holyport Road

Maidenhead

SL6 2YE

Includes 4 Car Parking Spaces

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Tectonic Place is located in the village of Holyport, just on the edge of Maidenhead. This out-of-town office complex offers great access to Junction 8/9 of the M4 and is a short drive to Maidenhead Railway Station, with neighbourhood shops within walking distance.

Description

Suite 3 Tectonic Place is situated on the first floor of Unit A1. The suite is accessed from a communal ground floor entrance and reception. Communal toilets can be found at ground and first floor level and a communal kitchen facility is located on the first floor. The accommodation provides modern, open plan space with excellent natural light.

Accommodation

	Sq. Ft.	M2
Suite 3	840	78

Approx net internal area (NIA)

Terms

Rent: £14 psf per annum exclusive.

Service charge: £10,170.55 pa which includes utilities and sinking fund.

Buildings Insurance: £TBC pa

The rent is exclusive of business rates, service charge and insurance, and is subject to VAT.

Available on new affectively full repairing and insuring leases on terms to be agreed from July 2022.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £15,000

We suggest these amounts, 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.

The property is elected to pay VAT.

Amenities

- Landscaped Grounds
- Open Plan Accommodation
- Communal Meeting Room available by booking
- Communal Kitchen
- Onsite Car Parking Spaces for 4 cars

Energy Performance Rating

TBC



Viewing and further information

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