

# REFURBISHED, MODERN, TOWN CENTRE OFFICES - TO LET



From **299 – 1,041**sq.ft. approx NIA

Ground Floor Whitchurch House

Albert Street

**Maidenhead**

Berkshire

SL6 1PR

**LED LIGHTING / AIR CONDITIONING, NEW CARPET & DECORATION**

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



## Location

The property is located to the western end of Maidenhead Town Centre, within 3 minutes' walk of Maidenhead Mainline Railway Station providing Direct access to the Elizabeth Line. Prime shopping, restaurant facilities and The David Lloyd Centre are within a few minutes' walk. Junction 8/9 of the M4 is located approximately 2 miles from the property; Whitchurch House has unparalleled communication and recreational links.

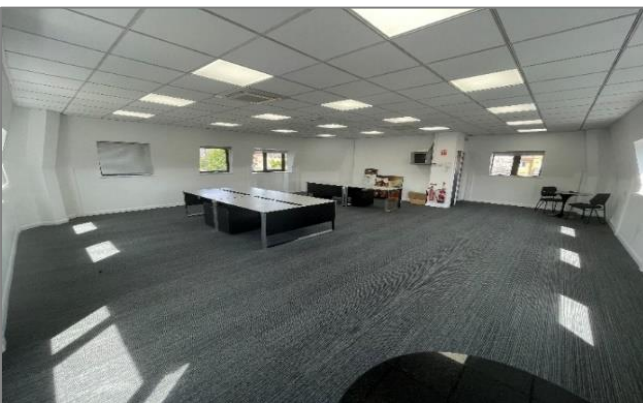
## Description

The property offers accommodation over ground and second floor levels, accessed via a ground floor common entrance with communal toilet facilities at ground and first floor levels. The open plan suites enjoy triple aspect windows providing exceptional natural light, with kitchenette, air cooling and LED lighting. All suites can be provided fully furnished if required.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Ground Floor suite 1	299	27.71
Ground Floor suite 2	742	69.01
First Floor	LET	LET
Second Floor	LET	LET
<b>TOTAL</b>	<b>1,041</b>	<b>91.72</b>

*Approx net internal area (NIA)*



## Terms

Rental: £17.50 psf

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Service Charge: available upon request

The suites are available on new lease(s) to be drafted outside the security provisions of the Landlord and Tenant Act 1954 Part II.

Flexible lease terms are available.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Ground floor suite TBC

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

## Amenities

- Triple aspect
- Recently Refurbished
- Recessed air-cooling cassette units
- New LED recessed lighting
- Door entry system
- Car parking
- CCTV
- Modern Kitchenette
- Modern toilets
- Plug and play option available

## Energy Performance Rating

B-47

## Viewing and further information

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