



OFFICE SPACE TO LET

27A HIGH STREET

MAIDENHEAD, BERKSHIRE, SL6 1JG

# 1ST & 2ND FLOOR TOTAL 1,228 SQ FT (114.08 SQ M)

## TOWN CENTRE OFFICE SPACE TO LET

Rent: £17,192 +VAT pa (£14 +VAT psf pa)

Service charge: £740 +VAT pa

Rateable value: £11,250

Rates payable: £5,613.75

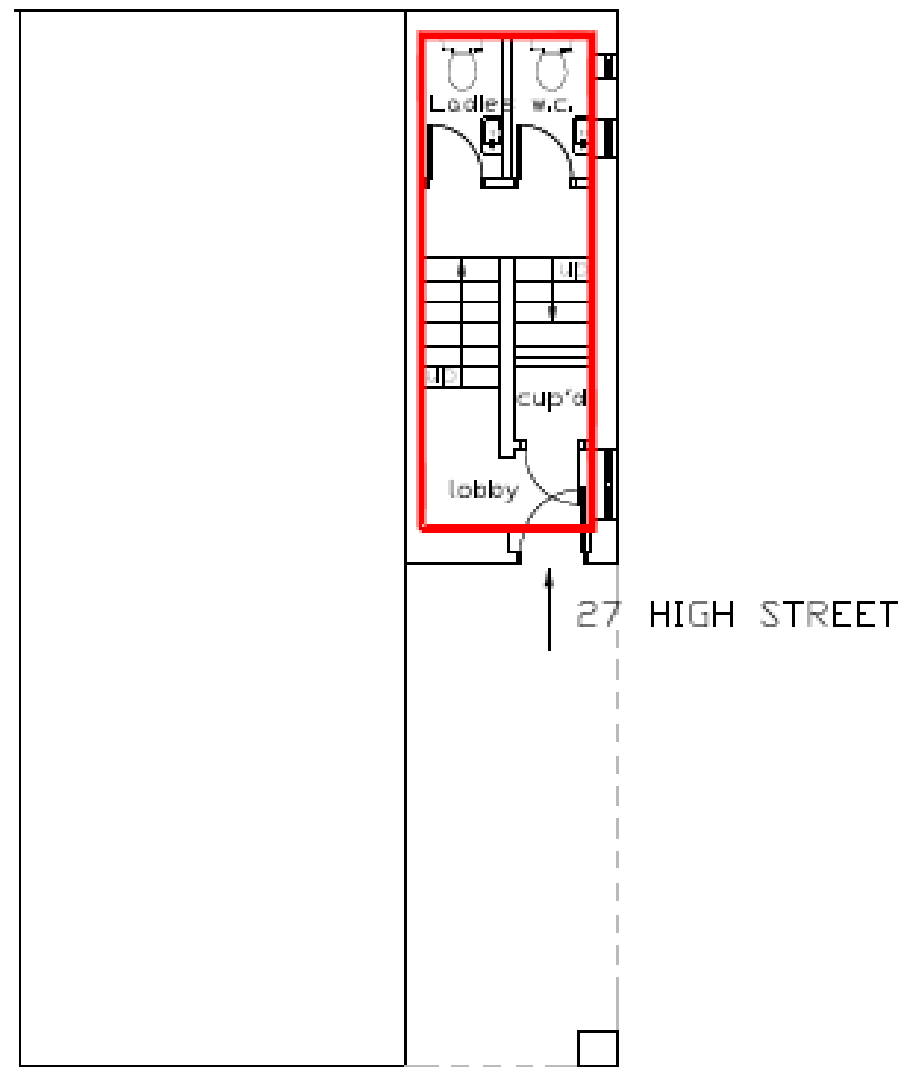
- Town centre location
- Close to railway station
- Own front door
- Separate male & female WC



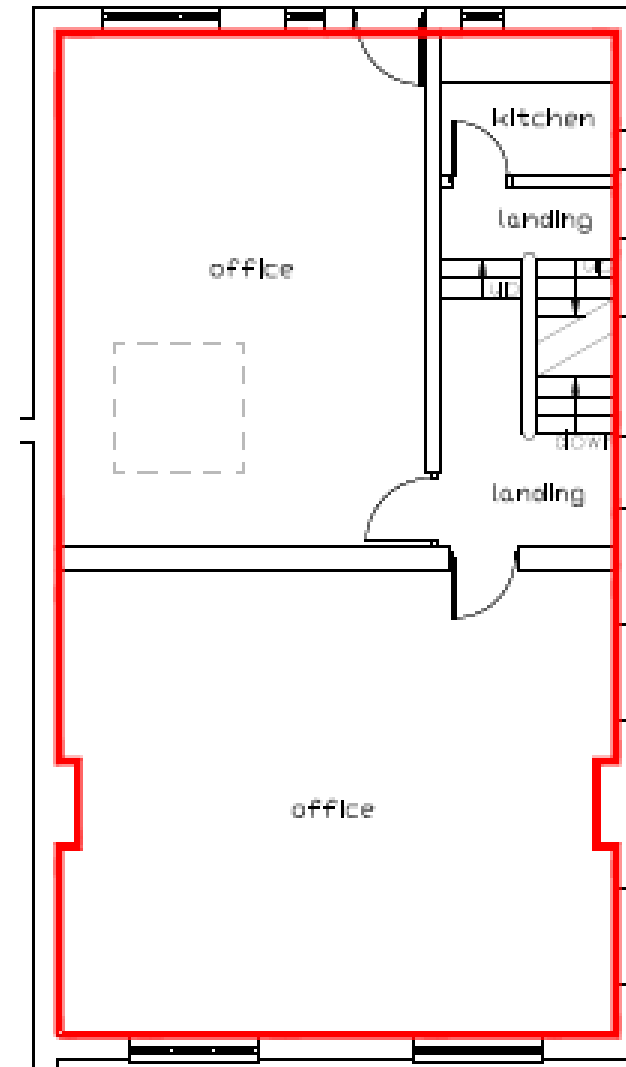
# FLEXIBLE SPACE

A two storey Town Centre office situated in a central position in Maidenhead High Street, immediately adjacent to all retail, restaurant and banking facilities.

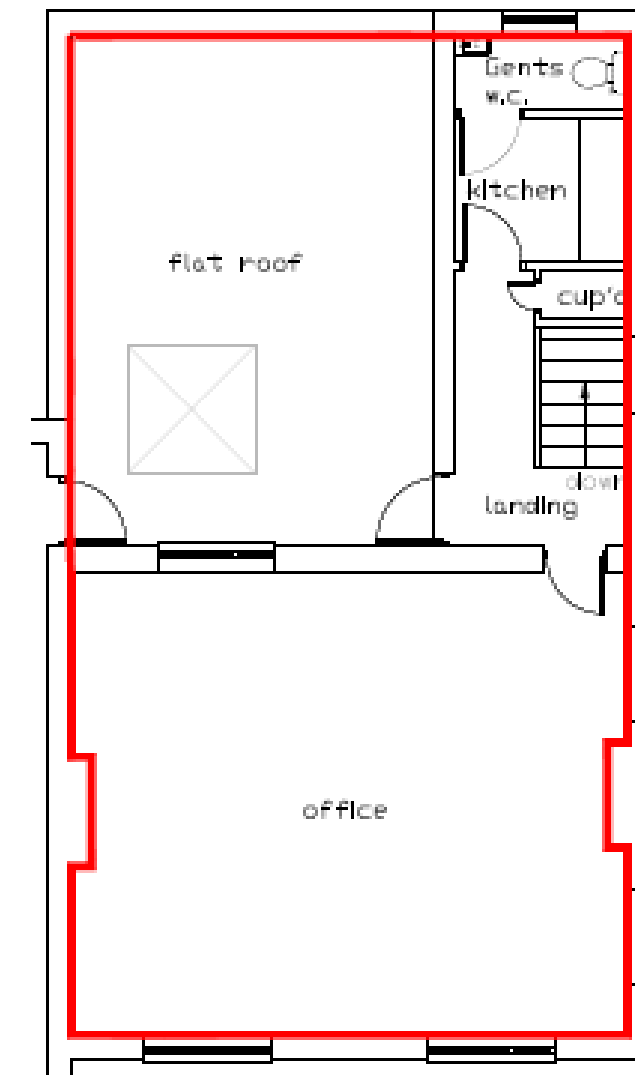
The office accommodation is arranged over first and second floor levels, with a private entrance situated at ground floor level.



Ground Floor Entrance



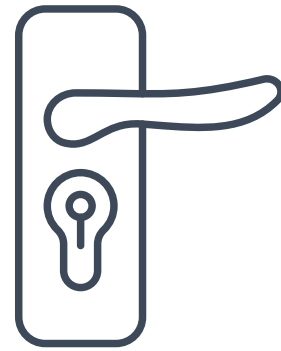
First Floor



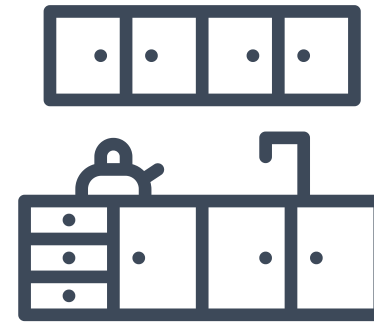
Second Floor

# SPECIFICS

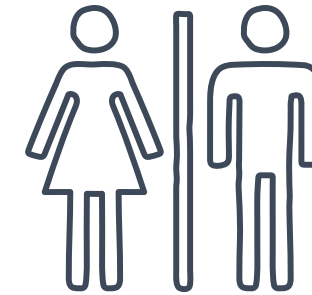
The accommodation offers a high quality specification including the following:



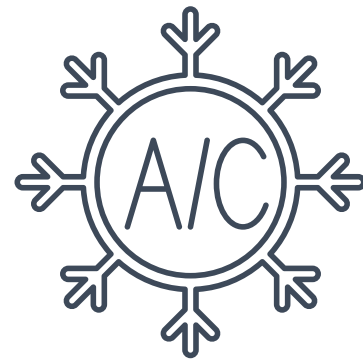
Self-contained



Kitchen on 1st & 2nd floor



New WCs



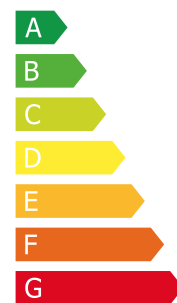
Air conditioning



LED Lighting



Suspended ceiling



EPC rating C(56)

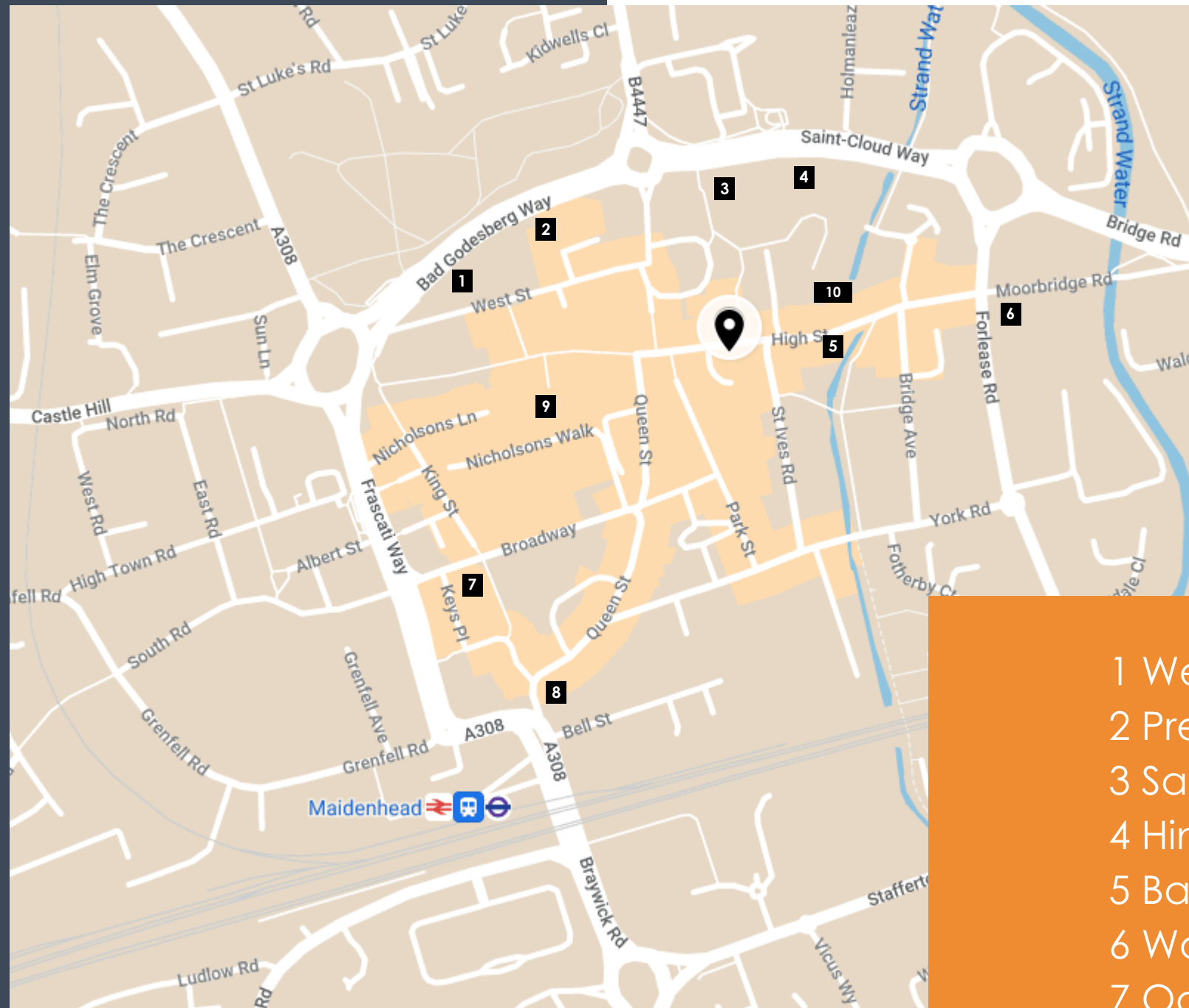


# LOCATION

Maidenhead benefits from a wide range of shops, supermarkets, banks, pubs and restaurants.

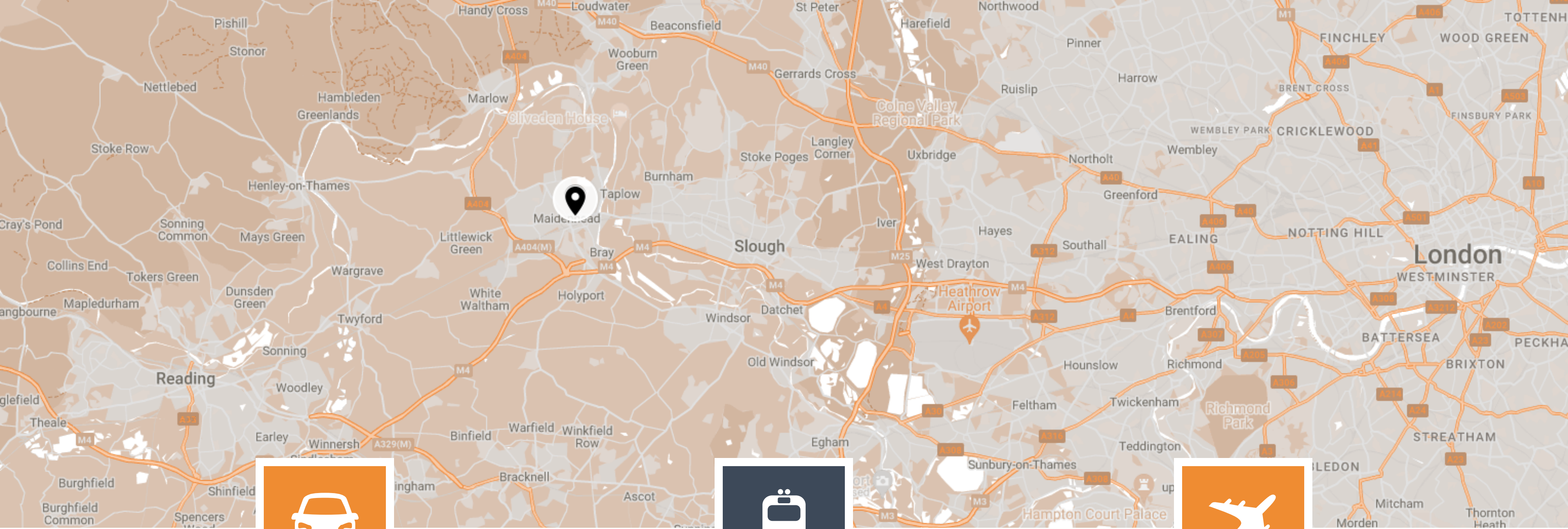
From quick and convenient lunchtime options such as Bakedd, Wenzel's, Caffé Nero and Costa to restaurants that include Sauce and Flour, Bardo Lounge, Coppa Club, Sorano and Storia.

There are also a range of hotels to choose from such as Premier Inn, Travelodge, Fredrick's Hotel and Taplow House Hotel & Spa.



- 1 West Street Car Park
- 2 Premier Inn
- 3 Sainsbury's
- 4 Hines Meadow Car Park
- 5 Bakedd
- 6 Waitrose
- 7 Odeon
- 8 Travelodge
- 9 Nicholsons Shopping Centre
- 10 Waterside Quarter





## CAR

2.5 MILES TO J8/9 OF M4

Close to the Holyport Interchange on the M4.



## TRAIN

0.4 MILES TO MAIDENHEAD TRAIN STATION

Regular Elizabeth Line and Overground trains into London.



## AIRPORT

14 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Maidenhead.

# GET IN TOUCH



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Owned and managed by:

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ESTATES

For further information  
or to arrange an  
inspection please  
contact our agent.

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