

# FIRST FLOOR OFFICE SUITE - TO LET



**1,310**Sq.Ft. **(121.70**Sq.M.)**approx. N.I.A.**

1st Floor 22-24 King Street

**Maidenhead**

**Berks**

SL6 1EF

**TOWN CENTRE, MODERN OFFICES WITH CAR PARKING**

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



## Location

22-24 King Street is well located in the heart of Maidenhead town centre and approximately 3 minutes' walk to the rail station with regular train service via Great Western trains and the new Elizabeth Line. The entrance to Nicholson's shopping centre is opposite the building, providing excellent amenities. Junction 8/9 of the M4 motorway is approximately 1.5 miles drive. Heathrow Airport is approximately 15 miles drive.

## Description

This first-floor suite accommodation provides open-plan office space benefitting from a glazed meeting room / separate office and kitchenette. The suite benefits from excellent natural daylight levels throughout. And further benefits from air conditioning, comms cabinet with Cat 5 cabling, gas central heating, entry phone system, fully carpeted, suspended ceiling with recessed lighting and separate WC facilities.

## Accommodation

	Sq. Ft.	M2
Office	1,310	121.70

*Approx net internal area (N.I.A.)*

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Terms

A new lease is available direct from the landlord

Rent: £16psf per annum exclusive

The above rent is exclusive of business rates, service charges, insurance and utilities, and not subject to VAT.

Service charge is approximately £8.05 psf per annum

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £24,500

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

## Amenities

- Incentives are available to entice a prospective tenant – Contact to discuss
- Air conditioning
- Gas central heating
- Suspended ceiling with recessed lighting
- 1 Allocated parking space
- Fitted kitchenette



## Viewing and further information

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