

OFFICE SPACE TO LET



42 BROADWAY

MAIDENHEAD, BERKSHIRE, SL6 1LU



# ACROSS 3 FLOORS

## TOTAL 876 SQ FT

### (81.38 SQ M)

#### TOWN CENTRE OFFICE SPACE TO LET

Rent: £15,500 +VAT pa

Service charge: £600 +VAT pa

Rateable value: £9,700

Rates payable: £4,840.30

- Town centre location
- Close to railway station
- Own front door
- Partial trunking
- Gas central heating
- Category II lighting
- Kitchenette facilities
- WC facilities





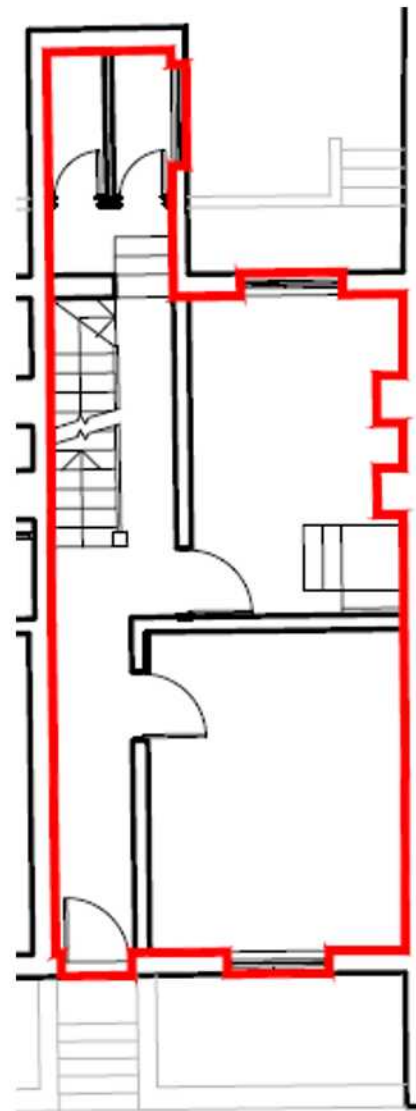
# FLEXIBLE SPACE

The office is accessed directly off Broadway and comprise of 3 floors.

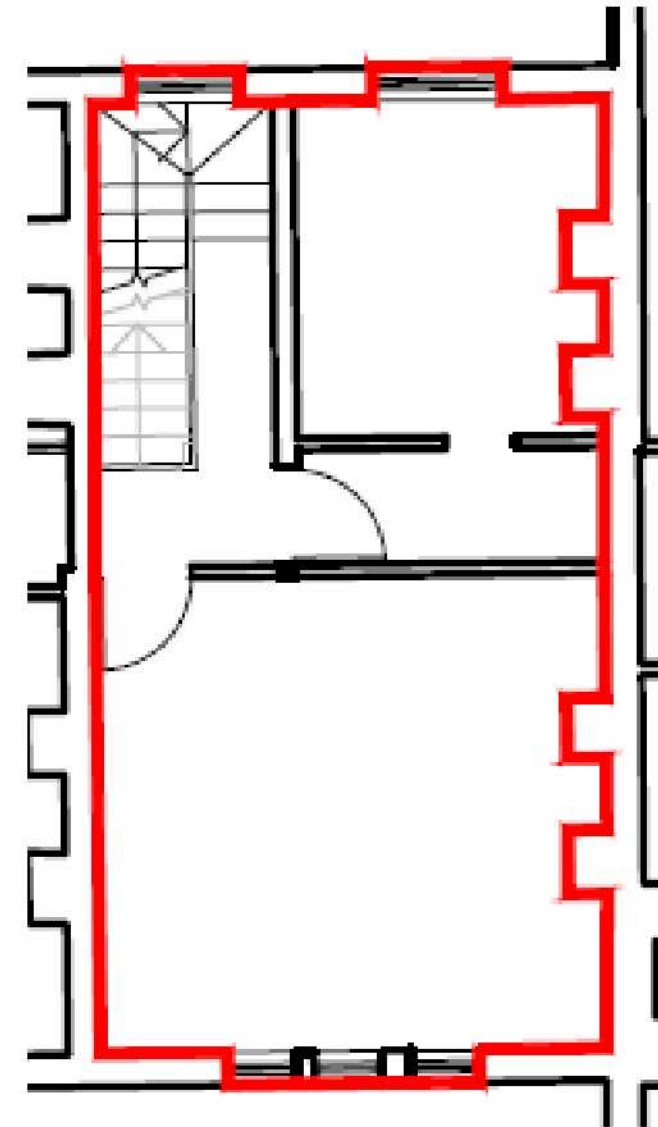
On the ground floor there is a kitchenette, two WC's and a meeting room. The first floor benefits from two separate office spaces. The second floor mirrors the first floor footprint and also benefits from two separate office spaces.

The building has gas central heating and category II lighting.

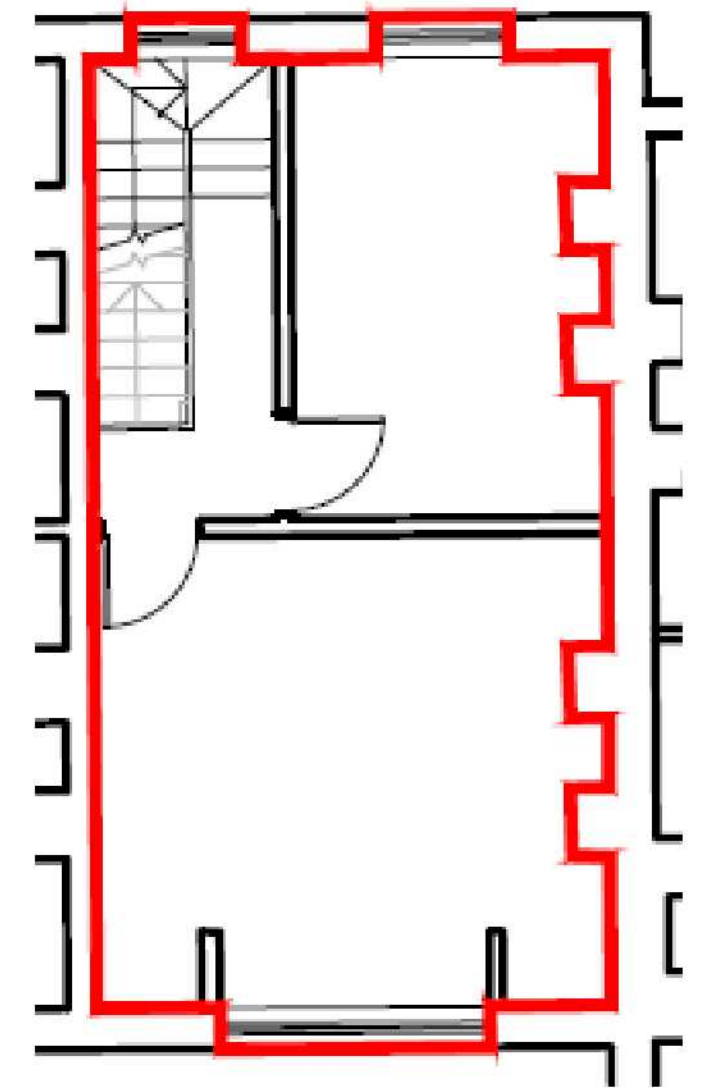
<b>Ground Floor</b>	
Front Office/Meeting Room	109 sq ft (10.21 sq m)
Back Office	123 sq ft (11.43 sq m)
Kitchenette	
2 x WC	
<b>First Floor</b>	
Front Office	208 sq ft (19.35 sq m)
Back Office	124 sq ft (11.53 sq m)
<b>Second Floor</b>	
Front Office	187 sq ft (17.38 sq m)
Back Office	125 sq ft (11.58 sq m)
<b>Total</b>	<b>876 sq ft (81.38 sq m)</b>



Ground Floor



First Floor

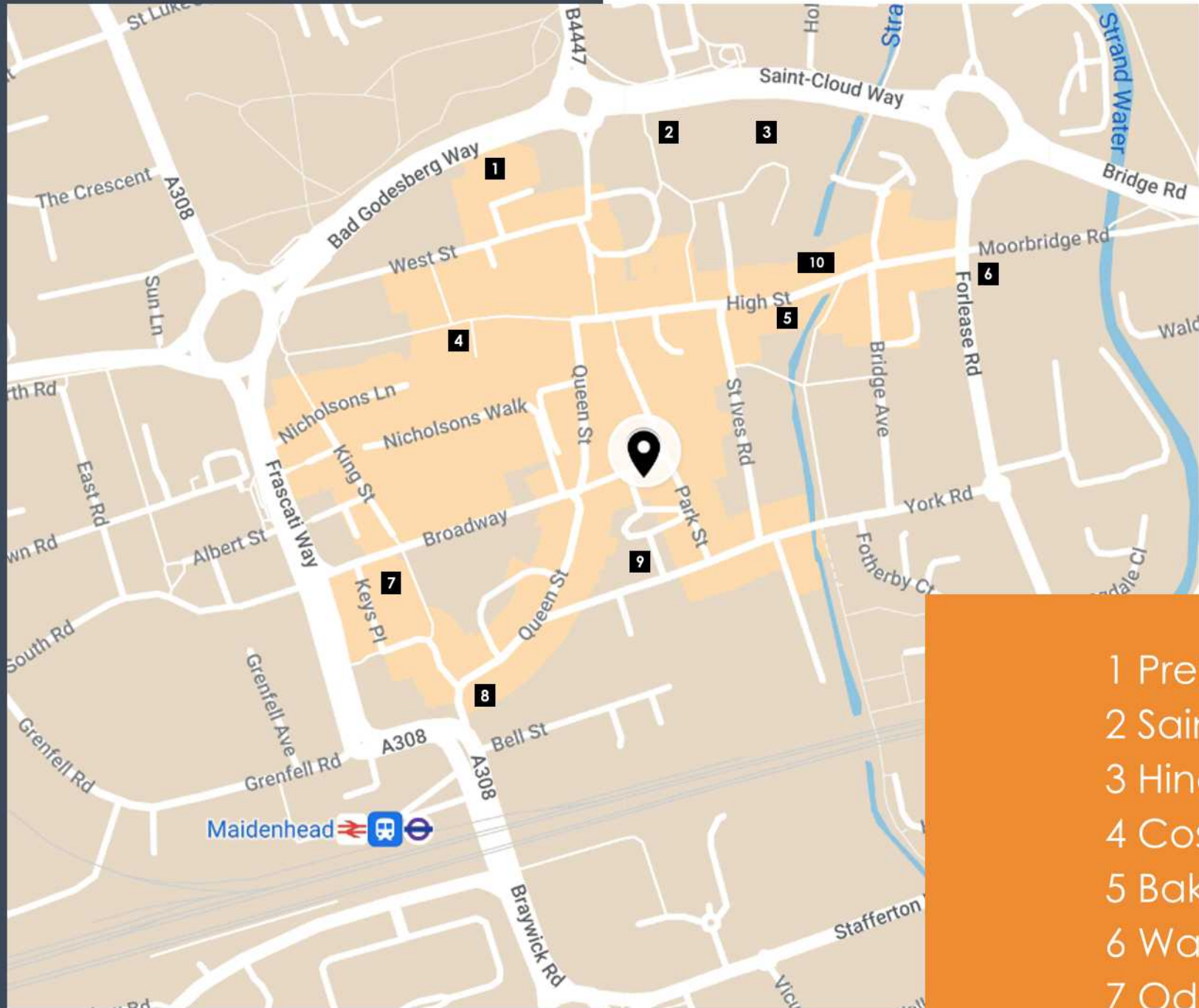


Second Floor









# LOCATION

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

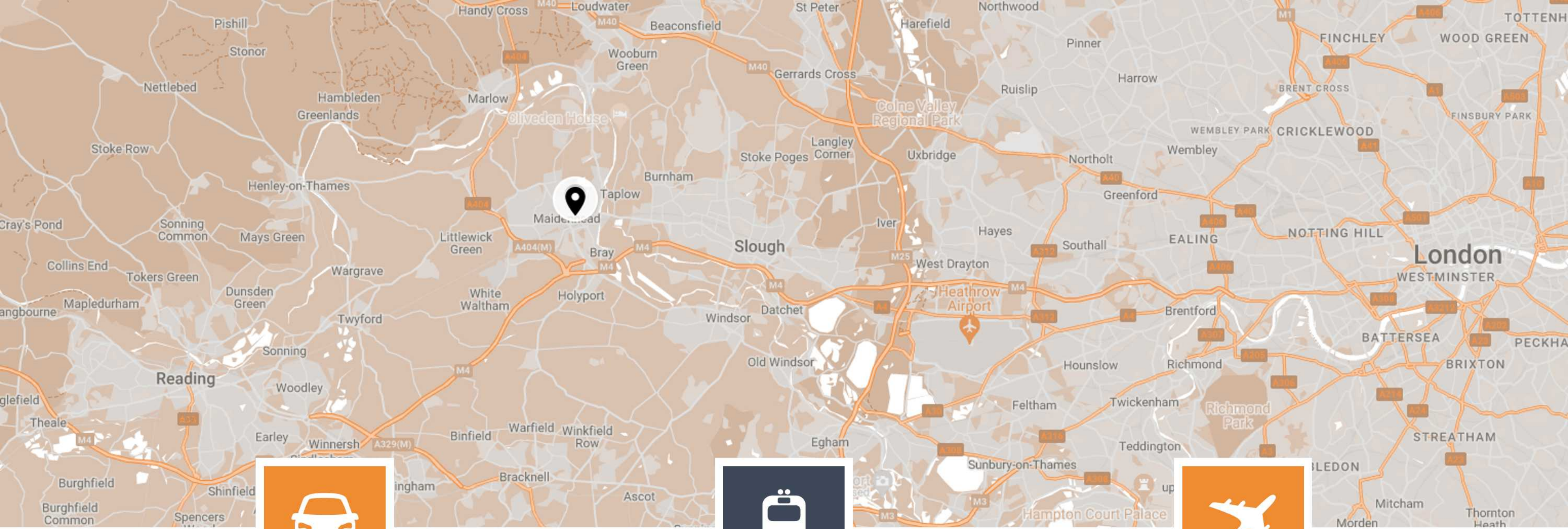
From quick and convenient lunchtime options such as Bakedd, Wenzel's, Caffé Nero and Costa to restaurants that include Sauce and Flour, Bardo Lounge, Coppa Club, Sorano and Storia.

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

- 1 Premier Inn
- 2 Sainsbury's
- 3 Hines Meadow Car Park
- 4 Costa
- 5 Bakedd
- 6 Waitrose
- 7 Odeon
- 8 Travelodge
- 9 Grove Road Car Park
- 10 Waterside Quarter







## CAR

2.5 MILES TO J8/9 OF M4

Close to the Holyport Interchange on the M4.



## TRAIN

0.3 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:

**SORBON**  
ESTATES

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

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