

GROUND & FIRST FLOOR STORAGE SPACE - TO LET



From **2,308sq.ft. - 5,705sq.ft.** approx. N.I.A.

Ground & First Floors - Building C Tectonic Place

Holyport Road

Maidenhead

Berks

SL6 2YE

AVAILABLE ON A FLOOR-BY-FLOOR BASIS, OR AS A WHOLE – AMPLE CAR PARKING

SUITABLE FOR A VARIETY OF USES, SUCH AS LIGHT STORAGE OR SHORT-TERM OFFICE USE

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 from Maidenhead Railway Station.

Description

Building C Tectonic Place provides accommodation over the ground and first floors. The suite is accessed from a private ground floor reception. The accommodation provides modern, open plan space with ample car parking.

The offices can be let on a floor-by-floor basis or as a whole and are suitable for flexible short-term office use or indeed light storage use.

Accommodation

	Sq. Ft.	M2
Ground Floor Reception	212	19.69
Ground floor	3,185	295.91
First Floor	2,253	209.34
First Floor Kitchenette	55	5.07
Total	5,705	530.01

Approx net internal area (NIA)

Terms

Rent: £12psf per annum exclusive.

Service charge: TBC

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

Available on a new affectively full repairing and insuring lease on terms to be agreed. Both short and long term leases would be considered.

Energy Performance Rating

D-80

Business rates

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

Rateable value: £TBC

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.

Viewing and further information

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

