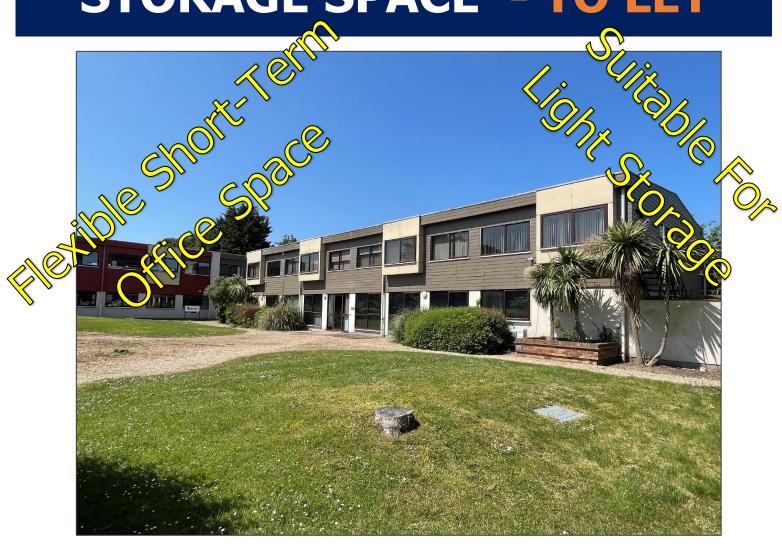
# GROUND & FIRST FLOOR STORAGE SPACE - TO LET



## 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**

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