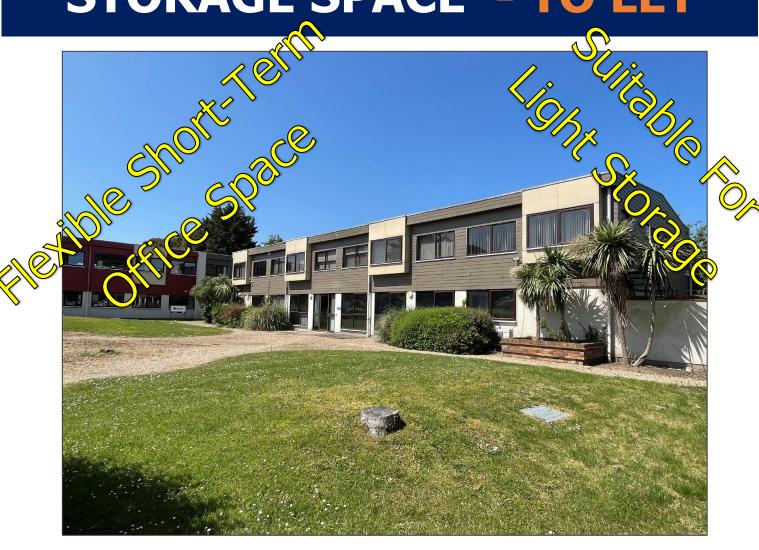
# GROUND & FIRST FLOOR STORAGE SPACE - TO LET



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
KEMPTON

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**<a href="mailto:luke.bennett@kemptoncarr.co.uk">luke.bennett@kemptoncarr.co.uk</a>
07385 467367

