

# MODERN TOWN CENTRE OFFICES - TO LET

To Be  
Refurbished



Suites from **1,155**Sq.Ft. – **5,728**sq.ft. approx. N.I.A.

St Cloud Gate

St Cloud Way

**Maidenhead**

Berks

SL6 8XD

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



## Location

St Cloud Gate is within a short walk of the train station which offers regular services to London Paddington and Reading. The Elizabeth Line means Maidenhead benefits from a direct link to Central London, The City and The East of London.

Junction 8/9 of the M4 is circa two miles from the property providing good access to London and Reading, as well as the wider motorway network.

Heathrow Airport is approximately 20 minutes' drive from St Clouds Gate.

## Description

St Cloud Gate is prominently positioned within the centre of Maidenhead overlooking the A4. Access to the building is provided via a large gated car park.

The building provides accommodation over three floors, accessed by both stairs and passenger lift and is modern by design. The lift provides private access directly within the second-floor suite.

The building will undergo some improvement works to include redesigned reception and modernisation of the vacant space to include decoration, LED lighting, EV charging points etc.

Car parking is excellent at a ratio of 1:281

## Accommodation

	Sq. Ft.	M2
Ground Floor East Suite	2,052	190.63
Ground Floor West Suite	1,155	107.30
Second Floor	2,524	25.93

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

## Terms

Rental £21.50psf per annum exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Ground Floor East, Rateable Value: £36,500

Ground Floor West, Rateable Value: TBC

Second Floor, Rateable Value: £50,500

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

## Legal Costs /VAT & EPC

Each party to bear their own professional and legal costs.

VAT is applicable to this property.

EPC rating D-88



## Viewing and further information

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PROPERTY CONSULTANTS