

SELF CONTAINED OFFICES / PT / MEDICAL UNIT - **TO LET**

Ewith



592Sq.Ft. (**55.04**Sq.M.)approx. G.I.A.

Rear Of 110 – 114 High Street

Maidenhead

Berks

SL6 1PT

**TOWN CENTRE, SELF-CONTAINED BUILDING WITH AMPLE
CAR PARKING / YARD – IDEAL TAXI OFFICE**

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Rear of 110 – 114 High Street, is accessed by car and foot via West Street. West Street is well located in the heart of Maidenhead town centre and approximately 5 minutes' walk to the railway station with regular train services via Great Western trains and the Elizabeth Line. Junction 8/9 of the M4 motorway is approximately 1.5 miles drive. Heathrow Airport is approximately 15 miles drive.

The property does have prominence to Bad Godesberg Way.

Description

This accommodation can be found within a self-contained single storey building, to the rear of the Old Post Office development. The accommodation is in need of refurbishment works and offers open plan accommodation.

If all 9 car parking spaces are leased with the unit the car parking area can be turned into an enclosed yard for a tenant to use as needed. It is also possible a tenant maybe able to gate the yard, if needed.

The unit will be leased with 1 car parking space, 8 additional spaces are available to lease.

The accommodation would well suite a taxi office, due to the ability to enclose the yard, or small office, personal training studio or indeed medical use.

Accommodation

	Sq. Ft.	M2
Office	592	55.04

Approx net internal area (G.I.A.)

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Terms

A new lease is available direct from the landlord.

Rent: £10,000 per annum exclusive for the property with the benefit of one car parking space.

Additional car parking is available at a cost of £850 per annum per space.

The above rent is exclusive of business rates and utilities, and will be subject to VAT.

There is no Service charge recoverable, the unit will be let on an FRI basis.

Insurance is included within the rents.

Business rates

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

Rateable value: TO BE ASSESSED following completion of works.

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly. We suspect if certain criteria is met the prospective tenants may benefit for small business rate relief.

Viewing and further information

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