# MODERN GROUND FLOOR SELF-CONTAINED OFFICES - TO LET



## 2,820sq.Ft. (261.98sq.M.) approx N.I.A.

3 & 5 Frascati Way

## Maidenhead

Berkshire

SL6 4UY

### **AMPLE ALLOCATED CAR PARKING SPACES**

kemptoncarr.co.uk | Maidenhead office 01628 771221



#### Location

The property is within Maidenhead Town Centre and easy walking distance of Maidenhead mainline railway station, which provides regular and fast services to London Paddington, with the added benefit of the Elizabeth-Line.

Junctions 8/9 of the M4 Motorway can be found within approx one-mile, which links to the wider Motorway Network.

#### Description

The accommodation can be found within a purposebuilt office building at ground floor level, with private access to both the front and rear. To the rear ample allocated car parking spaces can be found.

Internally the accommodation offers open plan modern workspace. With recessed ceiling and lighting, with private toilet facilities.

#### Terms

A new lease is available on terms to be agreed, directly from the landlords.

Rent: £25psf per annum exclusive

Insurance: £555.30 per annum

Service Charge: £8,859.01 per annum

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

#### **Business Rates**

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: **£TBC** 

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

#### Amenities

- Air cooling
- Suspended ceiling
- Recessed lighting •
- Male, female and disabled WCs
- Ample parking spaces
- 24/7 access

#### Legal Costs/VAT

Each party to bear their own professional and legal costs.

#### **Energy Performance Rating**

D-93

#### Viewing and further information



Luke Bennett luke.bennett@kemptoncarr.co.uk 07385 467367

Mitchell Brooks mitchell.brooks@kemptoncarr.co.uk 07818 117021

MISREPRESENTATION ACT 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and neither do they form part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. FINANCE ACT 1989: Unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transaction.