

TO LET

1,310 Sq.Ft. (121.7 Sq.M.)



1st Floor 22-24 King Street, Maidenhead, SL6 1EF

FIRST FLOOR MODERN OFFICE SUITE

- Ample Natural Light
- Air Conditioning
- Gas Central Heating
- Fitted Kitchenette
- Close Proximity to Train Station
- 1 Allocated Parking Space



Maidenhead
01628 771221

1ST FLOOR 22-24 KING STREET, MAIDENHEAD, SL6 1EF

Location

22-24 King Street is well located in the heart of Maidenhead town centre and approx. 3 mins walk to the rail station with regular train service via Great Western and the Elizabeth Line.

Junction 8/9 of the M4 motorway is approx. 1.5 miles drive. Heathrow Airport is approx. 15 miles drive.

Description

This first-floor suite is accessed via a common entrance on King Street, and provides open-plan office space benefitting from a glazed meeting room/separate office and kitchenette.

The suite benefits from excellent natural daylight levels throughout, and further benefits from air conditioning, comms cabinet with Cat 5 cabling, gas central heating, entry phone system, full carpeting, suspended ceiling with recessed lighting and separate WC facilities.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL	1,310	121.7

Rent

£14.00 Per Sq Ft

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

Terms

Available by way of a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Legal Costs

Each party to bear their own professional and legal costs.

Energy Performance Rating

D-98

Viewing Arrangements:

Please contact Kempton Carr Croft, or our joint sole agents Page Hardy Harris, for further information / viewing arrangements.



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