

TO LET

3,954 Sq.Ft. (367.33 Sq.M.)



First Floor Suite St Cloud Gate, St Cloud Way, Maidenhead, SL6 8XD

MODERN TOWN CENTRE OFFICE

- Newly Refurbished Accommodation
- Ample Natural Light
- Quadruple Aspect
- Modern Common Toilet Facilities
- Prominent Location
- 18 Car Parking Spaces



Maidenhead
01628 771221

FIRST FLOOR SUITE ST CLOUD GATE, ST CLOUD WAY, MAIDENHEAD, SL6 8XD

Location

St Cloud Gate is within a short walk of Maidenhead train station, which offers regular services to London Paddington and Reading. The Elizabeth Line offers further connectivity to Central London, The City and The East of London.

Junction 8/9 of the M4 is located approximately two miles from the property, providing excellent road connectivity to London, Reading and the wider motorway network.

Heathrow Airport is approximately 20 minutes' drive from St Cloud Gate, offering convenient access for both domestic and international travel.

Description

St Cloud Gate occupies a prominent central position in Maidenhead, overlooking the A4. The property is well connected to the town centre via an underpass and is within close proximity to Sainsbury's, Maidenhead High Street and the recently developed Waterside Quarter.

The building provides high-quality accommodation arranged over three floors. The available first floor suite is accessed via both stairs and a passenger lift, and offers a modern working environment with excellent levels of natural light, benefitting from a rare quadruple aspect.

The property has recently undergone a comprehensive programme of refurbishment, including a redesigned reception area, upgraded communal WCs, and full modernisation of the vacant suite. The specification includes new carpeting, LED lighting and a contemporary fitted kitchen.

Externally, the building benefits from a secure, gated car park with key fob access, providing ample parking. A total of 18 spaces are allocated to the first floor suite, with additional EV charging points available by arrangement.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL (NIA)	3,954	367.33

Rent

£21.50 Per Sq. Ft.

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

The current Service Charge budgeted cost is £9.50 Per Sq. Ft.

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.

Anti-Money Laundering

To comply with government legislation on Sanctions, the tenant will need to provide proof of identification enabling a sanctions check to be carried out before the tenancy can progress.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

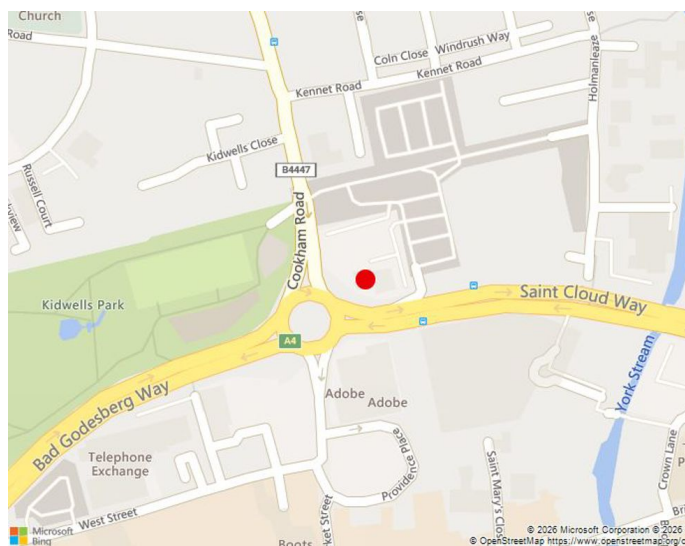
The Property is elected to pay VAT

Energy Performance Rating

C-63

Viewing Arrangements:

Please contact sole agent, Kempton Carr Croft, for further information / viewing arrangements.



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