

TO LET

2,224 Sq.Ft. (206.61 Sq.M.)



18a King Street, Maidenhead, Berkshire, SL6 1EF

MODERN TOWN CENTRE OFFICES

- Private Ground Floor Entrance
- Modern Furnishings Package
- High Quality Partitioning
- Air Cooling
- Modern Decor
- 3 Car Parking Spaces



18A KING STREET, MAIDENHEAD, BERKSHIRE, SL6 1EF

Location & Description

The property is well located within the town centre of Maidenhead, approx 3 mins walk to the rail station with regular train service via Great Western trains and the new Elizabeth Line. The entrance to Nicholson's shopping centre is opposite the building, providing excellent amenities. Junction 8/9 of the M4 motorway is approx 1.5 miles drive. Heathrow Airport is approx 15 miles drive.

A modern first floor office, with private ground floor entrance. The offices are fitted to a high standard and well presented throughout, with LED lighting, air cooling, glazed partition offices to rear with interchangeable boardrooms to the front of the property.

The offices are available with or without the high specification furniture, seen within.

The office further benefits from three car parking spaces to the rear. We are informed by the landlord that car park permits are available nearby on Market Street for approx £800 per space, per year.

Accommodation

	Sq.Ft.	Sq.M.
First Floor	2,224	206.61
TOTAL (NIA)	2,224	206.61

Rent

£16.50 Per Sq Ft

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

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.

The neighbouring office, 20 King Street, is also available. Both properties can be let as one, to total 4,785sq.ft. approx N.I.A.

Business Rates

The rateable value is £37,000.

The billing authority is The Royal Borough of Windsor & Maidenhead. We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

Legal Costs

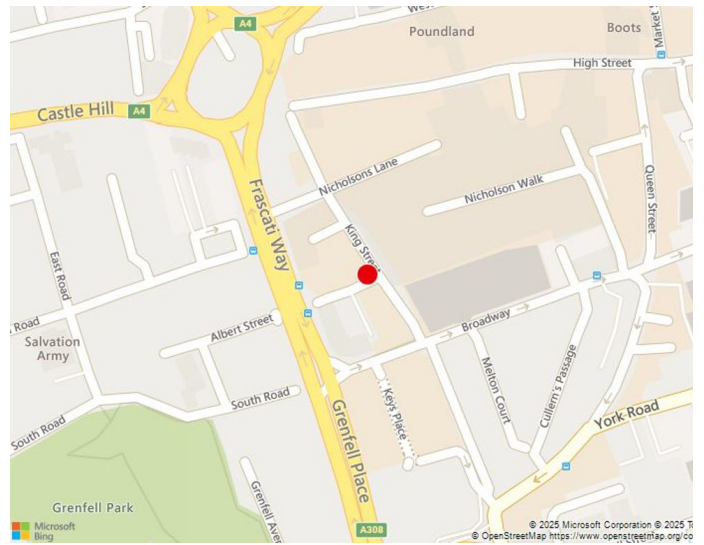
Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

The Property is elected to pay VAT

Energy Performance Rating

B-49



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



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

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