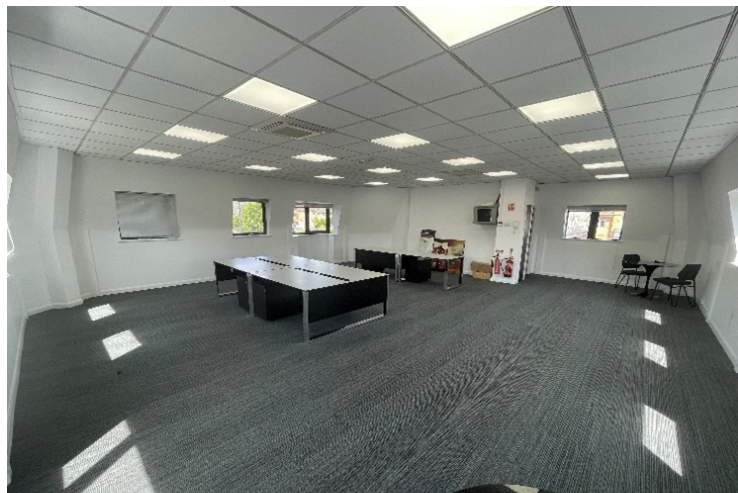


TO LET

875 Sq.Ft. (81.29 Sq.M.)



Second Floor Whitchurch House, Albert Street, Maidenhead, Berkshire, SL6 1PR

MODERN TOWN CENTRE OFFICE

- LED Lighting
- Air Conditioning
- Open Plan
- 2 Car Parking Spaces
- Common CCTV & Entry System



Maidenhead
01628 771221

SECOND FLOOR WHITCHURCH HOUSE, ALBERT STREET, MAIDENHEAD, BERKSHIRE, SL6 1PR

Location

The property is located to the western end of Maidenhead Town Centre, within a minutes' walk of the prime shopping and restaurant facilities the town has to offer. Maidenhead mainline railway station is within a few minutes' walk away giving access to the Elizabeth Line and Central London; Junction 8/9 of the M4 is located approximately 2 miles from the property.

Description

The accommodation can be found at second floor level, accessed via a ground floor common entrance with communal toilet facilities at ground and first floor levels, all of which are modern and well presented. The suite provides light, triple aspect, open plan space with kitchenette and air cooling within a suspended ceiling also incorporating LED lighting. The building has external signage that allows the tenant to prominently display their name and logo in a manner that is highly visible onto Frascati Way.

Accommodation

	Sq.Ft.	Sq.M.
Second Floor	875	81.29
TOTAL	875	81.29

Rent

£15.00 Per Sq Ft

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

Terms

The suite is available on a new lease to be drafted outside the security provisions of the Landlord and Tenant Act 1954 Part II, from the 1st July 2026.

Flexible lease terms can be considered and furniture can also be made available at the asking rent.

Business Rates

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

Rateable Value: £17,500

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

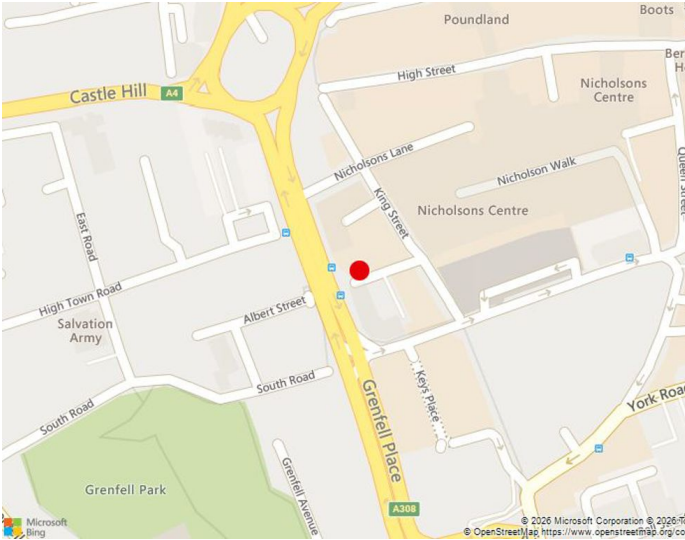
The Property is elected to pay VAT

Energy Performance Rating

B-34

Viewing Arrangements:

Please contact sole agents for further information.



Mitchell Brooks
07818 117021
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