



York Road Maidenhead Berks SL6 1SQ
Self Contained refurbished office in Maidenhead Town Centre
Available on a new lease on terms to be agreed.



LOCATION

York Road is situated within Maidenhead Town Centre within walking distance to the Elizabeth Line. Connections from Maidenhead to Paddington can take under 30 minutes.

DESCRIPTION

A newly refurbished semi-basement, self-contained office with new kitchen and toilet facilities and featuring the following:

- Electric heating
- Newly decorated and new flooring

- Double glazed windows
- Town Centre location
- Neighbouring car parks

ACCOMMODATION (All sizes are approximate)

The total area is approx. 512.99 sq ft (47.66sq m) N.I.A

TERMS

Available on a new lease on terms to be agreed.

RENT

The rent will be £10,000 per annum exclusive of utilities, business rates, service charge and VAT etc

BUSINESS RATES

The current rateable value is £6600 (1st April 2023 to present) this is not the rates payable. Occupiers may qualify for small business relief. Further details on application.

EPC

Energy Rating 39B

LEGAL COSTS

Each party to bear their own legal costs.

V.A.T.

Unless otherwise stated terms are exclusive of V.A.T. where payable.

VIEWING

Further details and arrangements to view strictly by appointment via Focus Commercial, please telephone Kevin Nee on 01753 770124. Email: kevin.nee@focuscommercial.com

LIMITATION

Measurements are for guide purposes only and are offered for the purpose of assisting any prospective tenant in deciding whether to visit the property. Tenants must make their own enquiries regarding planning, highways and environmental matters. Tenants must rely on their own measurements.