hicks baker
commercial property

To Let



39 Queen Street

Maidenhead, SL6 1NB

High quality refurbished commercial space in Maidenhead Town Centre. Suites from 1,450 to 2,973 sq.ft.

1,450 to 2,973 sq ft
(134.71 to 276.20 sq m)

- Prominent town centre location
- First & Third floor office suites
- Recently refurbished internally and externally
- Passenger lift
- Onsite car parking
- Suitable for a wide variety of uses (STP).

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Summary

Available Size	1,450 to 2,973 sq ft
Rent	£19.50 per sq ft
Service Charge	£6.44 per sq ft
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

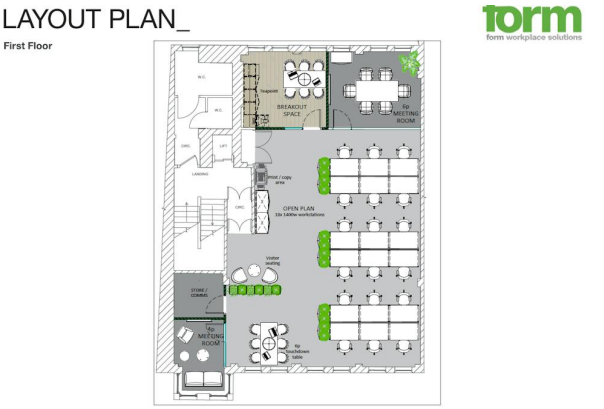




Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Availability
1st	1,523	141.49	£19.50	£8.79	Available
3rd	1,450	134.71	£19.50	£10.35	Available
Total	**2,973**	**276.20**	**£19.50**	**£9.57**	



Description

39 Queen Street has recently undergone a significant internal and external refurbishment improving the common parts and the available space. The suite/s can be accessed via the upgraded reception area which benefits from a passenger lift. There is a car park to the rear of the building.

Suitable alternative uses would be considered alongside office occupiers. Please enquire to discuss further.

Location

The vacant office space/s is prominently located in the heart of Maidenhead town centre and a short walk from the train station.

Maidenhead Train Station benefits from excellent services to Central London, including the Elizabeth Line.

Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.

Viewing & Further Information



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