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Office/Medical use premises with excellent parking

Minster Court

22-30 York Road, Maidenhead, SL6 1SF

Office

TO LET

1,119 to 3,235 sq ft

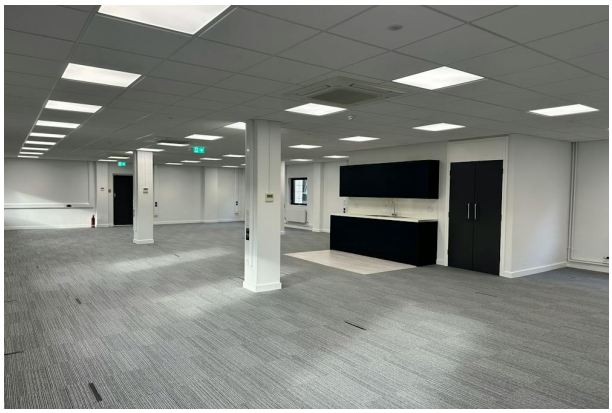
(103.96 to 300.54 sq m)

- Up to 17 Parking spaces
- Town Centre location, close to the Rail Station
- Kitchen Facilities
- Air Conditioning
- Suitable for a variety of uses

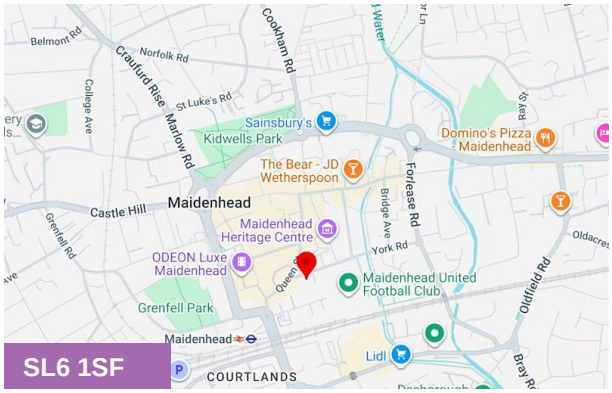
Minster Court, 22-30 York Road, Maidenhead, SL6 1SF

Summary

Available Size	1,119 to 3,235 sq ft
Rent	£26 per sq ft
Rates Payable	£11.09 per sq ft Approx. Suites currently rated separately.
Rateable Value	£74,750
EPC Rating	B (41)







Description

Minster Court is a self contained ground floor office in the heart of Maidenhead Town Centre. The suites have been refurbished to provide new LED lighting, tea point, WCs and a refresh of the air conditioning system. The offices benefit from perimeter trunking.

The office is divided into two suites which can be let together or separately. Suitable for both office and medical / clinic use.

Location

Minster Court is ideally located in the heart of Maidenhead town centre. Maidenhead rail station, a few minutes walk away, provides fast access into London (Paddington) with a journey time of 18 minutes at peak times, and frequent services on the Elizabeth Line.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Reception	184	17.09
Ground - Suite 1	1,119	103.96
Ground - Suite 2	1,932	179.49
Total	**3,235**	**300.54**

Viewings

By prior arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

Viewing & Further Information



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