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Newly Refurbished First and Third Floor Offices

First and Third Floor

39 Queen Street, Maidenhead, SL6 1NB

Office

TO LET

1,450 to 2,973 sq ft

(134.71 to 276.20 sq m)

- Town centre location
- Reception area
- Passenger Lift
- 1 parking space
- Newly Refurbished

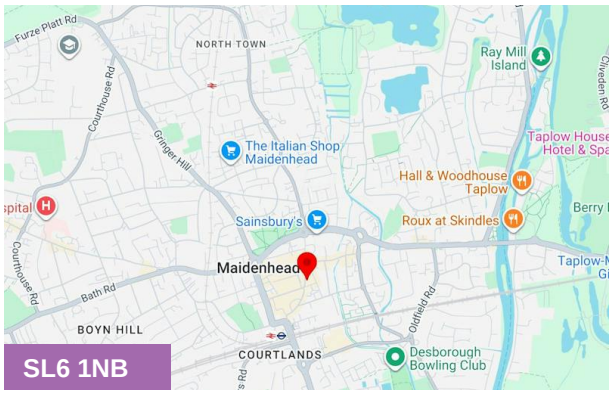
First and Third Floor, 39 Queen Street, Maidenhead, SL6 1NB

Summary

Available Size	1,450 to 2,973 sq ft
Rent	£19.50 per sq ft
Business Rates	Please see table below
Service Charge	£6.44 per sq ft
EPC Rating	E (79)







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

39 Queen Street is situated in the heart of Maidenhead town centre. Maidenhead Rail Station is a short walk which provides fast rail links to London. Cross Rail will provide even faster rail links to central London. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable	Service charge
1st	1,523	141.49	£19.50 /sq ft	£13,392 /annum	£9,660 /annum
3rd	1,450	134.71	£19.50 /sq ft	£15,012 /annum	£9,338 /annum

Viewings

By arrangement with the agent.

Terms

Flexible lease terms available.

Business Rates

The tenant will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to pay their own legal costs.

VAT

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

Viewing & Further Information



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