

**PRELIMINARY PARTICULARS**



**Part Ground floor – 2,615 sq ft Office**

**First floor – 12,638 sq ft office**

**Location**

Braywick Gate is located within the town centre. Office located 200 yards from Maidenhead railway station which will be served by cross rail.

Property sits on Braywick Road, a main road, that connects the town centre to Junction 8/9 of the M4, 3 km (2 miles) to the south.

The area surrounding this property is a prime office location and great amenities close by being served by shopping centre and town centre.

**Property Details**

First floor- 12,638 sq ft

Part ground floor- 2,615 sq ft

**Total- 15,253**

The building is good quality office space in a open plan setting with excellent natural light.

The property is available on a new sub-lease or assignment from Tibco until lease expiry February 2025.



For more information, please contact:

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43 – 45 Portman Square

London

W1A 3BG

PRELIMINARY PARTICULARS



## Specification

- Raised floor with 150mm void
- Full double height ceiling
- Suspended ceilings incorporating metal perforated ceiling tiles with integral lighting
- 4 pipe air conditioning
- Two 13 person lift
- Separate male and female WC's at each level , disabled on ground
- The reception area was refurbished in 2014 and all the WCs have been refitted in 2018
- 120 car parking spaces (ratio of 1:331 sqft)

## Rent

On application

## Rates

Refer to assessment

## Service Charge

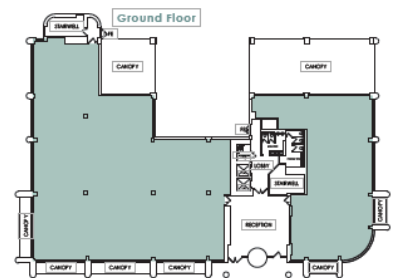
On application

## Tenure

Leasehold

## Viewings

Strictly by appointment with sole agents Cushman & Wakefield.



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