



## Refurbished Town Centre Office Suite

**19 York Road**  
Maidenhead, SL6 1SQ

Office  
**TO LET**

**511 sq ft**  
(47.47 sq m)

- Newly Refurbished Offices
- Maidenhead Town Centre
- New Flexible Lease
- Self Contained Suite
- 5 Minute Walk To Crossrail Station
- Immediate Occupation

# 19 York Road, Maidenhead, SL6 1SQ

## Summary

<b>Available Size</b>	511 sq ft
<b>Rent</b>	£18,000.00 per annum Inclusive of Service Charge, Building Insurance, Utilities and Business Rates
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (59)

## Description

The refurbished suite is accessed via a communal front door. The Building benefits from a security camera and buzzer system. The office is joined to the main building by a glass bridge. The office suite contains the following: WC on each floor, a balcony area and a kitchenette. The office suite has recently been refurbished with new carpets, lights and paint. The Grove Road Car Park is around the corner, providing a short-stay car park.

## Location

19 York Road is situated within Maidenhead, located less than a 5-minute walk to the Maidenhead Cross Rail and Elizabeth Line. Connections from Maidenhead to Paddington can take under 30 minutes. There are a variety of amenities within walking distance, such as Sainsbury's, Waitrose, Cafe Nero and David Loyd.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Upper Ground	298	27.69
1st	213	19.79
<b>Total</b>	<b>511</b>	<b>47.48</b>

## Viewings

By arrangement with the agents.

## Terms

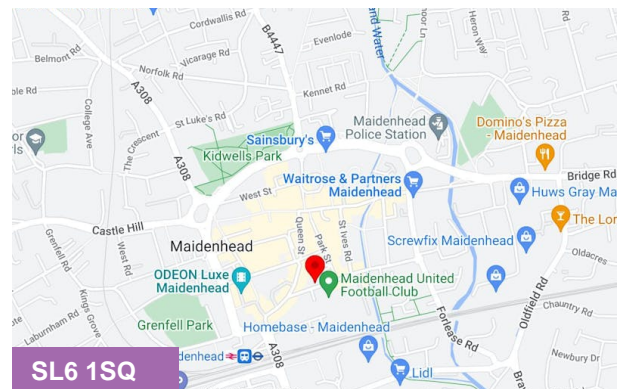
Available on a new flexible lease for a term to be agreed upon. The lease will be direct with the Landlord. This is to be let as a whole and not separately.

## Legal Fees

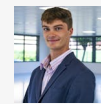
Each party will be responsible for their own legal costs

## VAT

All figures quoted are exclusive of VAT which may be chargeable



## Viewing & Further Information



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