



## Self-Contained Office

### Unit 1 Morlew Yard

Taplow, SL6 0DF

Office

**TO LET**

**495 sq ft**

(45.99 sq m)

- Recently refurbished
- 5 Parking Spaces
- Kitchenette and WC facilities
- 24/7 Access

# Unit 1 Morlew Yard, Taplow, SL6 0DF

## Summary

<b>Available Size</b>	495 sq ft
<b>Rent</b>	£12,250.00 per annum
<b>Rates Payable</b>	£4,091.80 per annum approx, from April 2023.
<b>Rateable Value</b>	£8,200
<b>Estate Charge</b>	£690 per annum including building insurance, paid quarterly
<b>EPC Rating</b>	B (26)

## Description

The office is an open plan suite which is recently refurbished with new carpets and light decoration. It benefits from 5 allocated parking spaces, perimeter trunking, a kitchenette and WC.

## Location

Morlew Yard is located in Taplow, just on the edge of Maidenhead. This out of town open plan office with parking offers great access to Junction 7 of the M4 and a short drive to Taplow and Maidenhead Rail Stations. Also benefiting from easy access to Jubilee River being adjacent to Morlew yard for cycling and walks. The Bishop Centre and Sainsburys are also a short drive away.

## Accommodation

Name	sq ft	sq m
Unit - 1	495	45.99

## Terms

A new full repairing and insuring lease for a term to be agreed. The Lease will be direct with the Landlord.

## Business Rates

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

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

We understand that this property is not elected for VAT purposes.



## Viewing & Further Information



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