



## Flexible Town Centre Offices

**69 High Street**

Maidenhead, SL6 1JX

Office

**TO LET**

**1,043 to 4,286 sq ft**

(96.90 to 398.18 sq m)

- Town Centre Location
- Short Walk to Crossrail Station
- Next to The Nicholson Centre
- New Flexible Economical Leases
- Contract Parking Available

# 69 High Street, Maidenhead, SL6 1JX

## Summary

<b>Available Size</b>	1,043 to 4,286 sq ft
<b>Rent</b>	£20,000 - £78,500 per annum
<b>Business Rates</b>	See below
<b>Service Charge</b>	£1.75 per sq ft approx
<b>EPC Rating</b>	C

## Description

Modern offices on 1st, 2nd & 3rd floors, accessed by stairs from a secure ground floor entrance. The 1st floor is open plan with suspended ceiling and cat 2 lighting. The 3rd floor is split into 2 separate areas with open plan offices to the front and a breakout area with WC and shower to the rear. 69 High Street is managed by the Nicholson Centre management team with the benefit of their security and maintenance services.

## Location

69 High Street is located in the town centre, on the pedestrianised section of the High Street and the shopping mall. Less than 5 minutes' walk to the train station. Public car parking is also within a 5 minute walk.

Cross Rail will arrive in Maidenhead in 2019 providing direct rail access to the City of London and Heathrow Airport. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive. Maidenhead town centre is looking forward to a number of exciting major redevelopment projects which will add to the existing local amenities.

## Accommodation

Name	sq ft	sq m	Rent	Rates Payable
1st	1,664	154.59	£30,000 per annum	£10,229.50 /annum
2nd	1,579	146.69	£28,500 per annum	£8,108.75 /annum
3rd	1,043	96.90	£20,000 per annum	£4,840.30 /annum
<b>Total</b>	<b>4,286</b>	<b>398.18</b>		

## Terms

A New Internal Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

## Business Rates

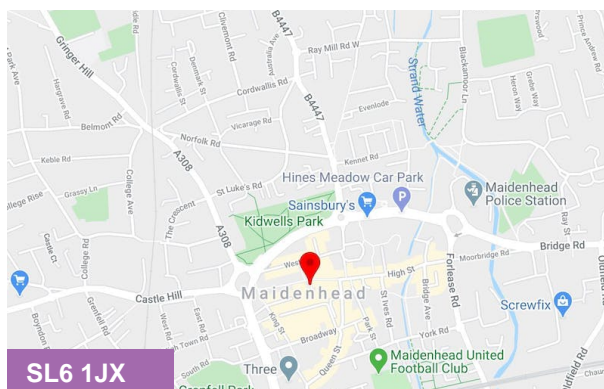
The tenant will be responsible for paying business rates on the suite. Please check these figures with the local authority.

## Legal Costs

Each party to pay their own legal costs.

## VAT

The figures provided within these marketing details are exclusive of VAT which may be chargeable.



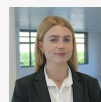
## Viewing & Further Information



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