



Former yoga studio

First Floor

39 Queen Street, Maidenhead, SL6 1NB

Office

TO LET

1,500 sq ft
(139.35 sq m)

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

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Summary

Available Size	1,500 sq ft
Rent	£25.00 per sq ft
Rates Payable	£11,227.50 per annum approx, from April 2023.
Rateable Value	£22,500
Service Charge	£6.44 per sq ft
EPC Rating	E (110)

Description

Accessed by either a passenger lift or stairs. The first floor has recently been refurbished and benefits LED lighting, fully carpeted, air conditioning and WC.

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
1st	1,500	139.35

Viewings

By arrangement with the agent.

Terms

Flexible lease terms available.

Business Rates

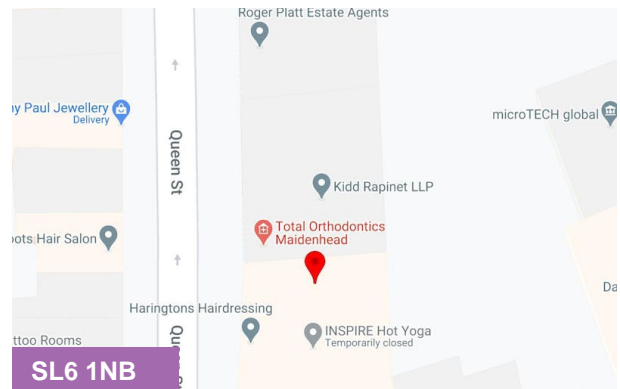
The tenant will be responsible for paying business rates directly to the local authority.

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



Mark Harris

01628 367439 | 07598450586

mark@pagehardyharris.co.uk



Sophie Holmes

01628439006 | 07763 565056

sophie@pagehardyharris.co.uk

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