



## 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

# First Floor, 39 Queen Street, Maidenhead, SL6 1NB

## Summary

<b>Available Size</b>	1,500 sq ft
<b>Rent</b>	£25.00 per sq ft
<b>Rates Payable</b>	£11,227.50 per annum approx, from April 2023.
<b>Rateable Value</b>	£22,500
<b>Service Charge</b>	£6.44 per sq ft
<b>EPC Rating</b>	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

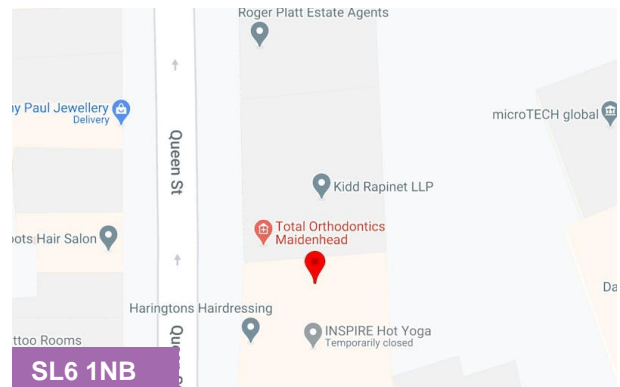
The tenant will be responsible for paying business rates directly to the local authority.

## Legal Costs

Each party to pay their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



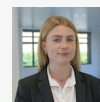
## Viewing & Further Information



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