



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

A PERFECT ENVIRONMENT TO GROW YOUR BUSINESS

**Character Offices with Parking and Attractive Gardens
Together with All the Modern Facilities of a Town Centre Location**

Located Within 7 Minutes' Walk of Maidenhead Town Centre

**THE SUMMIT
2 CASTLE HILL TERRACE
MAIDENHEAD
BERKSHIRE, SL6 4JP**



**560 sq.ft. (52.02 sq.m)
Approximate Net Internal Area**

TO LET

**Flexible Lease Terms Available
Potentially No Business Rates Payable**

LOCATION - The Summit is conveniently situated on Castle Hill Terrace, just off the main A4. It is, therefore, ideally situated for easy vehicular access onto the main A4 and A404, leading out to Reading, the M4 and M40 motorways.

Maidenhead town centre and railway station are within easy walking distance of the premises.

DESCRIPTION - The offices are situated on the ground and first floors of this large period commercial building.

Suite F – 560 sq.ft. (52.02 sq.m) is self-contained and comprises four interconnecting rooms with its own male and female WC's and kitchen. There are 2 car parking spaces included within the car park to the rear of the property.

TERMS - A new effective full repairing and insuring lease is to be granted for a term to be agreed.

RENT

Suite F - £17,500 per annum inclusive of service charge, plus Business Rates, electrics and insurance

VAT - Unless otherwise stated, all rents and prices referred to or quoted in connection with this property do not include VAT, which may be chargeable.

RATES - The Valuation Office website indicates the 2023 Rateable Value as follows. Please note, Small Business Rates Relief may be available on all of the suites.

Suite F - £5,400 per annum

LEGAL COSTS - Each party to bear their own legal fees in this transaction.

ENERGY PERFORMANCE RATING: D – 77.

VIEWING – Strictly by appointment with the Agents:

Duncan Bailey Kennedy
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