

FLEXIBLE OFFICES TO LET



**VARIOUS SMALL OFFICE SUITES LOCATED WITHIN THE
HEART OF MAIDENHEAD TOWN CENTRE**

Assembly House
34-38 Broadway
Maidenhead
SL6 1LU

UNDER NEW OWNERSHIP

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Assembly House is an attractive property, prominently located in the heart of Maidenhead Town Centre, close to all the town's banking, retail and leisure facilities. Maidenhead Railway Station is within a few minutes' walk whilst Junction 8/9 of M4 motorway is approximately 1.5 miles drive.

Description

The offices are accessed directly off The Broadway and provide a good mix of offices. The premises have recently been sympathetically refurbished to an excellent standard, works including LED lighting, perimeter trunking, new carpeting and decoration, shared kitchen facilities and meeting rooms which can be booked by separate arrangement.

Accommodation

Office	Sq. Ft.	M2
Office 0 – Ash – Ground Floor	144	13
Office 2 - Elm – Ground Floor	UNDER OFFER	
Office 1 - Sycamore – Ground Floor	UNDER OFFER	
Office 8 - Cedar – First Floor	UNDER OFFER	
Office 3 - Pine – First Floor	UNDER OFFER	
Office 9 - Willow – First Floor	UNDER OFFER	
Office 5 -Beech – Second Floor	UNDER OFFER	
Office 11 - Elder – Second Floor	281	26.10

Approx net internal area (N.I.A.)

Energy Performance Rating

C-68

Terms

Rent: £16.50 psf pax.

The above rents are exclusive of business rates and utilities and buildings insurance.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

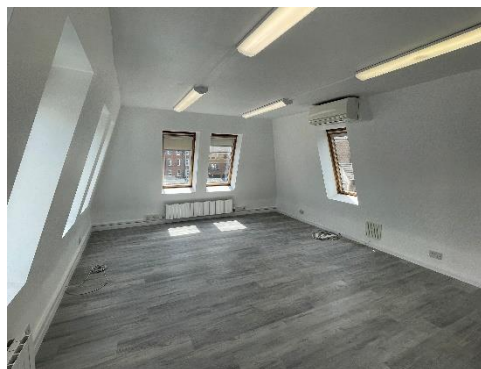
Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand the property is not elected for VAT.

Amenities

- Refurbished to excellent standard
- 2 Meeting Room Facilities (by arrangement) - £10 per hour
- Access to small common Gym
- 5 minutes' walk to train station
- High Quality Shared Kitchen
- Various WC facilities
- Shower



Viewing and further information

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