

TOWN CENTRE BUSINESS PREMISE WITH PARKING - **TO LET**



From **1,701**Sq.Ft. - **4,384**Sq.Ft. Approx. N.I.A.

1 & 1A Park Street

Maidenhead

Berks

SL6 1SL

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location & Description

The building is centrally located in Park Street by the Town Hall with nine car parking spaces and close to Maidenhead High Street with easy access to the local amenities, such as banks, shops and restaurants. Maidenhead benefits from an excellent road network. Junction 8/9 of the M4 motorway only 2 miles away and 6 miles to Junction 3 of the M40, creating easy access to Windsor, Slough, Heathrow Airport, M25, London, Reading and Oxford.

Maidenhead has a main line railway station. Trains run approximately every 15 minutes to London Paddington and Reading. The journey takes approximately 30 minutes to London Paddington and approximately 15 minutes to Reading. The Elizabeth Line trains also run from Maidenhead railway station which is approximately a 5 minute walk from Park Street.

The accommodation can be found within an attractive detached period building at ground and first floor levels.

The accommodation would suit a variety of uses, such as office, medical, leisure or potentially a restaurant dining experience and can be split or let as a whole.

The property benefits from excellent natural light and various period features, safe strong room, galleried landing and cellar storerooms.

Accommodation

	Sq.Ft.	Sq.M
1a Park Street	1,701	158.02
1 Park Street	2,683	249.25
TOTAL	4,384	407.27

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

Energy Performance Rating

D-79

Terms

Rent £15psf per annum exclusive.

The building can be let as a whole or split (front / rear) on a new lease direct from the landlord.

The above rent is exclusive of business rates, service charges (if divided), insurance and utilities, and not subject to VAT.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

The business rates have been divided into various assessments.

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. The property is not elected to pay VAT.

Amenities

- Kitchen Facilities
- Male and female toilets
- Two separate entrances to 1 and 1A Park Street



Viewing and further information

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