

MODERN GROUND FLOOR SELF-CONTAINED OFFICE - **TO LET**

**RENTS FROM
£9.95 psf**



1,313Sq.Ft. **(122**Sq.M.) approx N.I.A.

1 Frascati Way

Maidenhead

Berkshire

SL6 4UY

CAR PARKING TO REAR

kempstoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is within Maidenhead Town Centre and easy walking distance of Maidenhead mainline railway station, which provides regular and fast services to London Paddington, with the added benefit of the Elizabeth-Line.

Junctions 8/9 of the M4 Motorway can be found within approx one-mile, which links to the wider Motorway Network.

Description

The accommodation can be found within a purpose-built office building at ground floor level, with private access to both the front and rear. To the rear allocated car parking spaces can be found.

Internally the accommodation offers cellular workspace. With recessed ceiling and LED lighting, with private toilet facilities.

Terms

A new lease is available on terms to be agreed, directly from the landlords.

Rent: from £12 psf per annum exclusive

Insurance: £TBC per annum

Service Charge: £TBC per annum

The rent is exclusive of business rates, insurance and utilities, and may be subject to VAT.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £36,500

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

Amenities

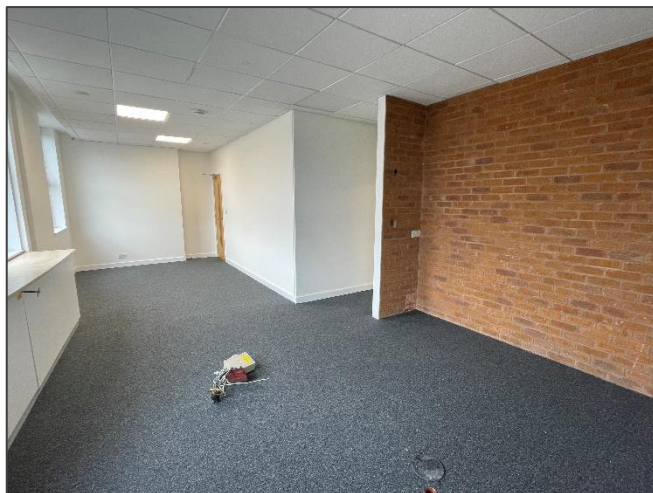
- Suspended ceiling
- Recessed LED lighting
- WC
- Allocated car parking
- 24/7 access

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

D-93



Viewing and further information



Luke Bennett
luke.bennett@kemptoncarr.co.uk
07385 467367

Mitchell Brooks
mitchell.brooks@kemptoncarr.co.uk
07818 117021