

MINSTER COURT

22-30 York Road, Maidenhead **SL6 1SF**

TO LET



1,110 - 3,235 SQ FT
(103 - 301 SQ M)

Office / Medical Use
Town Centre Space with Excellent Parking

**Lambert
Smith
Hampton**

Minster Court, Maidenhead SL6 1SF

Description

Minster Court is a self contained ground floor office in the heart of Maidenhead Town Centre. The suites have been refurbished to provide new LED lighting, tea point, WCs and a refresh of the air conditioning system. The offices benefit from perimeter trunking.

The office is divided into two suites which can be let together or separately. Suitable for both office and medical / clinic use.

The premises benefit from generous parking, there are 17 spaces available for the whole.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor Suite 1	1,119	104
Ground Floor Suite 2	1,932	179
Reception	184	17
TOTAL	3,235	301

Specification

- Generous parking allocation - 17 spaces
- Kitchen Facilities
- Air conditioning
- Suitable for a variety of uses
- EPC: B 41

Location

Minster Court is ideally located in the heart of Maidenhead town centre. Maidenhead rail station, a few minutes walk away, provides fast access into London (Paddington) with a journey time of 18 minutes at peak times, and frequent services on the Elizabeth Line.

Terms

A new lease is available from the landlord on terms to be negotiated.

Rent

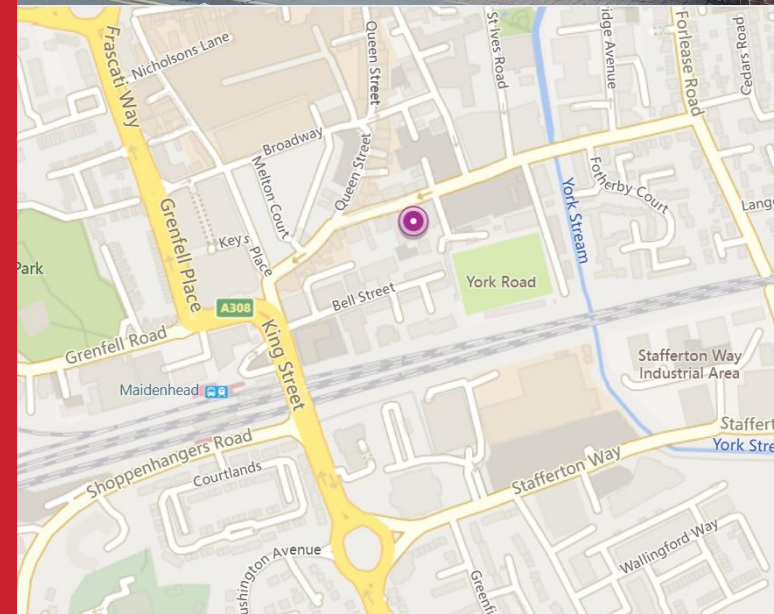
£27.00 Per Sq Ft

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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