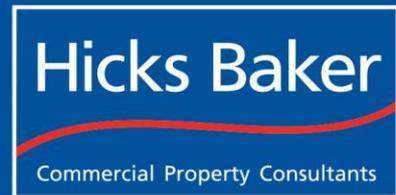


Offices



TO LET

4,098 sq.ft.

RENT

£33.50 per sq.ft.

KEY FACTS

- Air conditioning
- Full access raised floors
- Grade A
- Fully fitted with furniture and cabling
- Kitchen
- Male, female and disabled WCs

Maidenhead – Chatsworth House, 29 Broadway, SL6 1LY

Grade A offices with high quality fit-out

Chatsworth House is a modern five storey office building, providing quality Grade A accommodation in the heart of Maidenhead Town Centre. The accommodation benefits from air-conditioning, raised floors, a manned reception area and male and female toilets on each floor. The offices have been fitted-out to an excellent standard and can offer 'plug and play' space ready for immediate occupation with potentially substantial savings on initial costs. Furniture is also available by separate arrangement. The property also has the benefit of on-site car parking, accessed via Park Street.

	sq ft	
2 nd floor	4,098	380.7
Total	4,098	380.7

Measured in accordance with IPMS; Office Buildings superseding RICS Code of measuring practice.

RATES

Rateable Value (2017): £87,000

Uniform Business Rate Multiplier (2018-2019) 49.3 pence

SERVICE CHARGE

TBC

VAT

The building is elected for VAT.

TERMS

A new FR&I lease is available direct from the landlord.

EPC RATING

C - 72

LEGAL COSTS

Each party is to pay its own legal costs.

Transaction • Management • Performance

LOCATION

Maidenhead station has fast and frequent services to London and the West Country. Maidenhead will also be a key station on Crossrail which will further improve the Thames Valley's connections with Heathrow (26 mins), Central London (40 mins), the City (46 mins) and Canary Wharf (54 mins).



The building occupies a prominent corner position on Broadway and Park Street. In addition to onsite parking there are several public car parks within a few minutes' walk of the building.



Chatsworth House is situated in the heart of Maidenhead town centre within easy walking distance of the town's main shopping centre and other amenities. Maidenhead train station is approximately 5 minutes' walk.

VIEWINGS & FURTHER INFORMATION

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DATE OF PUBLICATION

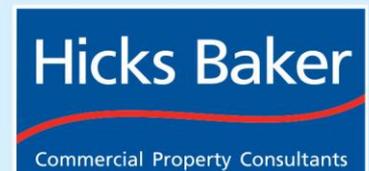
January 2019

LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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