



Vandervell House, Vanwall Business Park, Maidenhead SL6 4UB

TO LET

Light, Spacious and Modern Offices

2,209 - 13,380 Sq Ft
(205 - 1,243 Sq M)

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DESCRIPTION

Vandervell House totals approximately 24,000 sq ft providing a mix of flexible office suites on the ground, first and second floors. The available suites have been refurbished to include LED lighting and kitchen facilities.

The ground floor suite of 2,209 has been fully fitted to include two meeting rooms, a brand new kitchen and furniture.

- ✓ Manned reception
- ✓ Excellent on site parking (1:242 sq ft)
- ✓ Additional visitors car parking
- ✓ Air conditioning
- ✓ Fully fitted furnished suite available
- ✓ Shower facilities

LOCATION

Vanwall Business Park is located adjacent to the A404(M), linking to Junction 8/9 of the M4 motorway to the south (2 miles) and Junction 4 of the M40 to the north (10 miles). Maidenhead town centre is a short drive away, where the station provides fast access to Reading and London Paddington.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor - Suite 140	2,209	205
First Floor - Suite 210	2,978	277
First Floor - Suite 220	3,025	281
Second Floor	8,146	757
Total	13,380	1,243

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

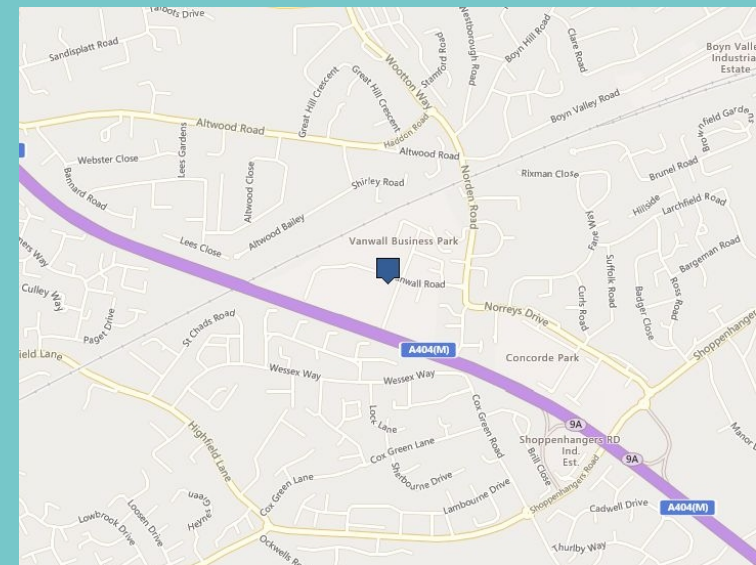
BUSINESS RATES

The tenant will pay business rates to the local authority.

TERMS

Available on a new full repairing and insuring lease.

EPC E (124)



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