

50% rent yr1



25 - 29 Queen Street, Maidenhead, SL6 1NB

Attractive centrally situated air conditioned offices, furnished together with on site parking and close to the station.

Available Size	1,718 sq ft / 159.61 sq m
Rent	£17.95 per sq ft plus 1st year rental reduction subject to contract / financial status
Service Charge	£6.68 per sq ft plus utilities
Rates Payable	£6.40 per sq ft Interested parties must verify with the Local Authority, The Royal Borough of Windsor & Maidenhead.
EPC Rating	D (89)

KEY POINTS

- 2 on site parking spaces
- Fully wired and furnished
- Great central location near the station
- New lease
- Flexible lease terms

Description

The offices have a contemporary lobby /stairwell and lift. The office suites are partly partitioned with meeting rooms, otherwise open plan. Kitchens are already installed and the suites are furnished and flood wired ready to move into. The offices are air conditioned and benefit from excellent daylight lighting and natural light. On site facilities also include a shower.

Location

Maidenhead is a principal commercial hub in the heart of the Thames Valley to London via road and rail (ELIZABETH LINE fast Central London and Thames Valley connection) The town is home to a number of high profile occupiers including Johnson & Johnson, Costain, Glaxo Smith Kline, Adobe, Siemens, Volvo, Abbott Laboratories, Seiko and Biogen, the offices are situated in the town centre within a short walk of the station, adjacent to lunchtime shopping and restaurant facilities.

Terms

Available on a new lease. A 50% rent reduction is offered for the first year of a new lease.

Accommodation

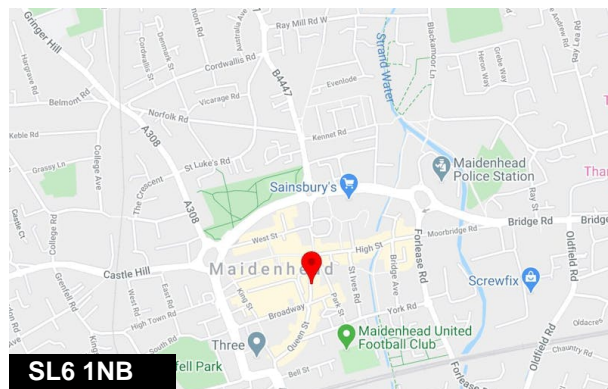
The third floor office is approximately 1,718 sq.ft. and has 2 parking spaces. The lift access is to the second floor, with stair access beyond.

Further Information

Contact us for further information and appointments to view the office which we would be pleased to show you around. Call on 01753 839390 or email ct@chthomas.com for an immediate and friendly response.

Video

- Queen Street Video - <https://youtu.be/tKYM58ffkQ8>
- - <https://youtu.be/OHyB4Szz9ho>
- First floor tour - <https://my.matterport.com/show/?m=KFSusU98JPK&sr=3.02,1.55&ss=35>
- Second floor tour - <https://my.matterport.com/show/?m=KFSusU98JPK&sr=1.65,1.51&ss=50>



Viewing & Further Information

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