KINGS CHASE
KING STREET, MAIDENHEAD SL6 1DP

FLEXIBLE LOW COST SHORT TERM LEASES AVAILABLE

- Town centre
- Opposite station
- Excellent parking
- Air conditioning
- Manned reception
- Fitted suites available

2,600 sq ft - 19,000 sq ft
(241 sq m - 1,765 sq m)

TO LET
Location

By road or rail, Kings Chase is a landmark property in Maidenhead’s town centre located just off the A308. The building is directly opposite the main line railway station and within a few minutes walk from the town’s High Street and Nicholson’s Shopping Centre.

Description

The offices offer a mix of open plan and partitioned space and are approached through a light and airy reception. The accommodation benefits from air conditioning, double glazing, fully accessible raised floors, suspended ceilings, carpeting and secure on site parking. Other tenants in the building include, Capita.

Amenities

The premises benefit from the following specification:

- Air conditioning
- Raised floors
- LG7 lighting
- Excellent natural light
- Excellent on site car parking
- EPC rating C - 75

Accommodation

Offices are arranged as follows:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>2,595</td>
<td>241</td>
</tr>
<tr>
<td>Second Floor</td>
<td>8,895</td>
<td>1,770</td>
</tr>
<tr>
<td>Third Floor</td>
<td>7,600</td>
<td>706</td>
</tr>
<tr>
<td>Total</td>
<td>19,090</td>
<td>2,717</td>
</tr>
</tbody>
</table>

Lease

The offices are available to rent on a new lease. Terms to be agreed.

VAT

All rents and outgoings are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Viewing

Strictly by appointment with the joint sole agents:

Cliff Jackson: cjackson@lsh.co.uk
Jennifer Lamb: jhlamb@lsh.co.uk

Charles West: Charles.West@eu.jll.com

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