

PROMINENT BUILDING FOR SALE/TO LET



1,693 Sq. Ft. (157.34 Sq. M.)

13 Bridge Street
Maidenhead
Berkshire
SL6 8LR

WITH PARKING

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are prominently located on the corner Bridge Street and Forlease Road directly opposite Waitrose supermarket and within a few minutes walk of Maidenhead High Street and all of the town's facilities. In addition the property benefits from close proximity to the A4 which in turn gives access via the A308 to the M4 (Junction 8/9) two miles away.

Description

The property comprises a prominent building in Maidenhead town centre benefitting from a high profile on Bridge Street/Forlease Road and would be suitable for a wide range of businesses including office/medical/retail use (STP). The accommodation is laid out on ground and first floor providing a mix of good size offices with the benefit of male and female toilets, kitchen and tea station.

There is a self-contained car park to the rear for up to 8 vehicles.

Accommodation

| | Sq. Ft. | M2 |
|---|--------------|---------------|
| <u>Ground Floor</u> Reception and 2 offices | 800 | 74.44 |
| <u>First Floor</u> Conference Room and 2 offices | 791 | 73.52 |
| Total | 1,591 | 147.96 |
| Loft Storage Area | 104 | |
| TOTAL | 1,693 | 157.34 |

Approx net internal area (NIA)

Terms

The property is available freehold or to let.

Price: £675,000

Rent: £29,500 pax

Business Rates

Billing authority: The Royal Borough of Windsor & Maidenhead

Rateable value: £19,250.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT elected

Amenities

- Gas Fired Central Heating
- Air Cooling in all offices
- Self-contained Car Park with 8 Spaces
- Prominent Location
- Close Proximity to all Maidenhead town facilities

Energy Performance Rating

D-93

Viewing and further information



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