

# OFFICE SPACE TO LET



# 25A HIGH STREET

MAIDENHEAD, BERKSHIRE, SL6 1JG

# 1ST & 2ND FLOOR

## 1,287 SQ FT

### (119.57 SQ M)

#### APPROX NIA

#### TOWN CENTRE OFFICE SPACE TO LET

Rent: £17.50 psf +VAT pa

Service charge: £773.55 +VAT pa

Maidenhead is a thriving Town within the Thames Valley, offering good links to the M4 Motorway and thereon to the motorway network. Junction 8/9 of the M4 is located approximately 2.5 miles from the property, with Maidenhead Mainline Railway Station within a 5 minute walk.



# FLEXIBLE SPACE

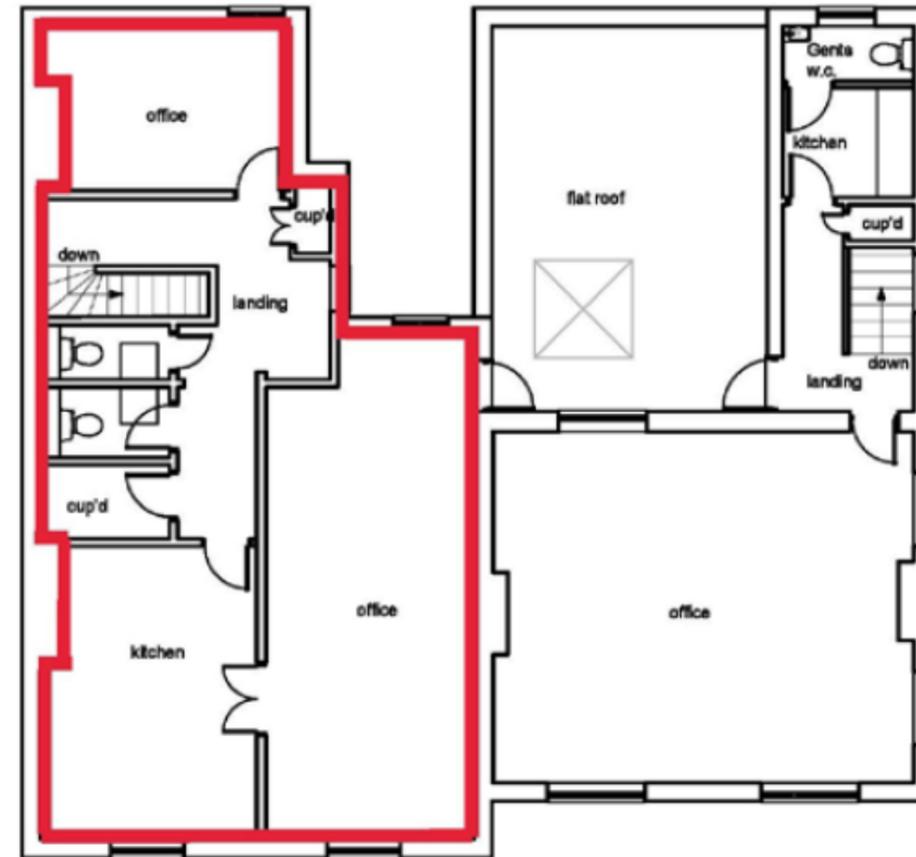
A two storey Town Centre office building situated in a central position in Maidenhead High Street, immediately adjacent to all retail, restaurant and banking facilities.

The office accommodation is arranged over first and second floor levels, with a private entrance being situated at ground floor level.

There is the right to park at the back of the property for one car.



INDICATIVE FIRST FLOOR PLAN

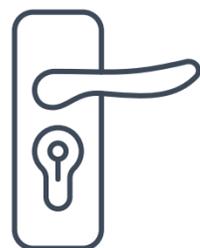


INDICATIVE SECOND FLOOR PLAN



# SPECIFICS

The accommodation offers a high quality specification including the following:



Private entrance



Dedicated Male and Female WCs



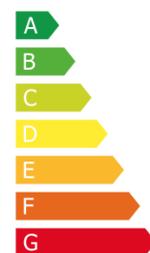
Fitted kitchen



LED Lighting



Suspended tile ceiling



EPC rating E121







# LOCATION

Maidenhead benefits from a wide range of shops, supermarkets, banks, pubs and restaurants.

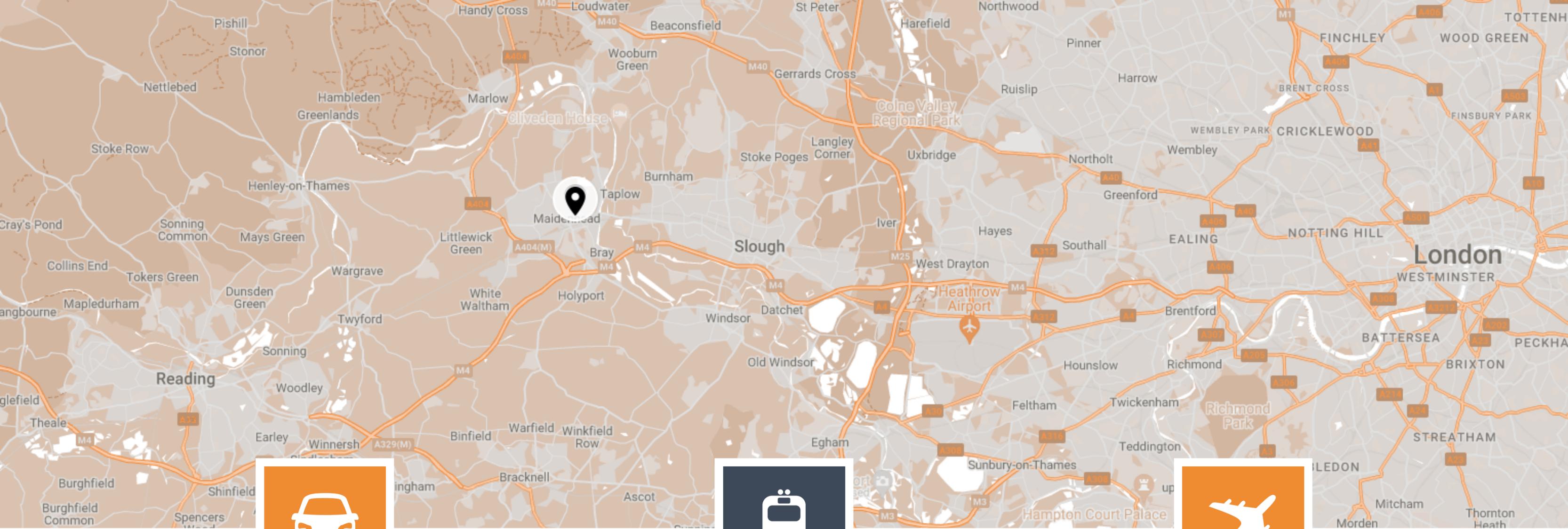
From quick and convenient lunchtime options such as Bakedd, Wenzel's, Caffé Nero and Costa to restaurants that include Sauce and Flour, Bardo Lounge, Coppa Club, Sorano and Storia.

There are also a range of hotels to choose from such as Premier Inn, Travelodge, Fredrick's Hotel and Taplow House Hotel & Spa.



- 1 Premier Inn
- 2 Sainsbury's
- 3 Costa
- 4 M&S
- 5 Bakedd
- 6 Waitrose
- 7 Odeon
- 8 Travelodge
- 9 Nicholson's Shopping Centre
- 10 Waterside Quarter





## CAR

2.5 MILES TO J8/9 OF M4

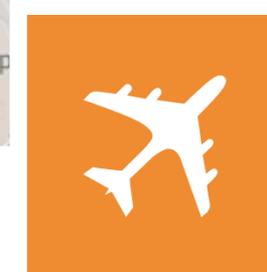
Close to the Holyport Interchange on the M4.



## TRAIN

0.4 MILES TO MAIDENHEAD TRAIN STATION

Regular Elizabeth Line and Overground trains into London.



## AIRPORT

14 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Maidenhead.

# GET IN TOUCH



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Owned and managed by:

**SORBON**  
ESTATES

For further information or to arrange an inspection please contact our agent.

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