



## Ground floor workspace, in Maidenhead Town Centre

### Ground Floor

Burlington House, York Road, Maidenhead,  
SL6 1SQ

Office

**TO LET**

**1,013 sq ft**

(94.11 sq m)

- Town Centre location
- Up to 4 car parking spaces in a gated car park
- Short walk to Maidenhead Train Station
- Flexible leases available

# Ground Floor, Burlington House, York Road, Maidenhead, SL6 1SQ

## Summary

<b>Available Size</b>	1,013 sq ft
<b>Rent</b>	£23,500 per annum
<b>Rates Payable</b>	£12.81 per sq ft
<b>Rateable Value</b>	£26,000
<b>Service Charge</b>	£10,995 per annum inclusive of electricity within office.
<b>EPC Rating</b>	E (117)

## Description

The office building sits on a generous site within a private gated car park. There is a communal entrance area leading through to the office suite. The available space is on the ground floor and provides a open plan wings, benefiting from private partitioned offices, a kitchenette, air conditioning, rear access, and a passenger lift.

## Location

Burlington House is located in the heart of Maidenhead town centre surrounded by amenities. Maidenhead Train Station is a couple of minutes' walk and provides fast GWR rail links to London Paddington & Reading. Crossrail's Elizabeth Line has further improved the connectivity across the City Centre. Junction 8/9 of the M4 is approximately 1.5 miles drive and provides access to the wider motorway network and Heathrow Airport which is approximately 15 miles drive.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,013	94.11	Available

## Viewings

By arrangement with the agents.

## Terms

Available on a new lease or license, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

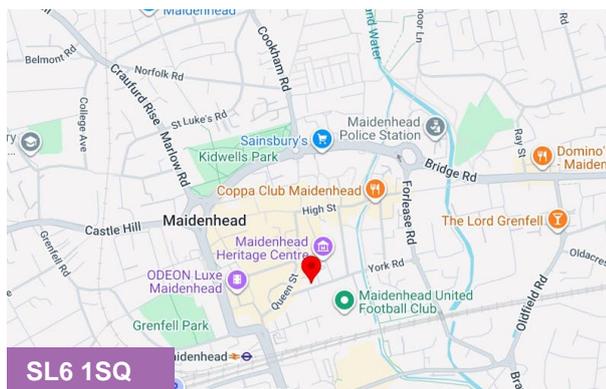
The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

All figure are quoted exclusive of VAT, which may be chargeable.



## Viewing & Further Information



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