



39 Queen Street

Maidenhead, SL6 1NB

**High quality refurbished
commercial space in
Maidenhead Town Centre.
Suites from 1,450 to 2,973
sq.ft.**

1,450 to 2,973 sq ft
(134.71 to 276.20 sq m)

- Prominent town centre location
- First & Third floor office suites
- Recently refurbished internally and externally
- Passenger lift
- Onsite car parking
- Suitable for a wide variety of uses (STP).

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Summary

Available Size	1,450 to 2,973 sq ft
Rent	£25 per sq ft
Rates Payable	£7.50 per sq ft
Rateable Value	£22,250
Service Charge	£6.44 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Accommodation

The accommodation comprises the following areas:

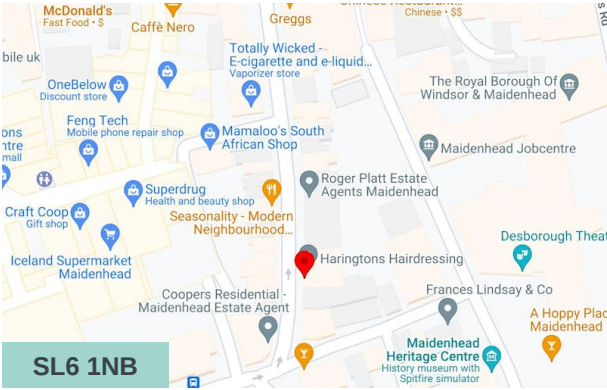
Name	sq ft	sq m	Availability
1st	1,523	141.49	Available
3rd	1,450	134.71	Available
Total	2,973	276.20	

Description

39 Queen Street has recently undergone a significant internal and external refurbishment improving the common parts and the available space. The suite/s can be accessed via the upgraded reception area which benefits from a passenger lift. There is a car park to the rear of the building. Suitable alternative uses would be considered alongside office occupiers. Please enquire to discuss further.

Location

The vacant office space/s is prominently located in the heart of Maidenhead town centre and a short walk from the train station. Maidenhead Train Station benefits from excellent services to Central London, including the Elizabeth Line. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.



Viewing & Further Information



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