



Fully Refurbished Town Centre Offices
Excellent Parking - 1:245 per sq ft

1,071 - 6,521 sq ft
(99 - 605 sq m)

To Let



Location

York House is located in the heart of Maidenhead town centre. Maidenhead rail station, a few minutes walk, provides fast access into London Paddington and Reading. Journey times in central London are set to improve with the anticipated arrival of Crossrail in 2020.

Description

Recently refurbished to an excellent standard, York House offers modern open plan accommodation and benefits from a shared reception, air conditioning and **generous** parking.

Accommodation

The accommodation is on the ground and second floor, as follows:

Floor Areas	sq ft	sq m
Ground Floor - Front	1,071	99
Ground Floor - Rear	1,928	179
Second Floor	3,522	327
Total	6,521	605



Amenities

- Air conditioning
- LED lighting
- Excellent car parking ratio (1:245 sq ft)
- Town centre location
- Close to railway station
- Close to local amenities
- EPC Rating: D(87)

VAT: All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs: Each party to be responsible for their own legal costs incurred in any transaction.

Rent: Price upon application.

Lease: Available on a new lease directly from the Landlord.



Business Rates: The tenant will pay business rates on their property. Please make your own enquiries with the local authority to confirm.

Service Charge: The landlord manages the property through a traditional service charge arrangement. Details upon application.

Viewing and Further Information: Strictly by prior appointment with the sole agent: Jennifer Lamb - jhlamb@lsh.co.uk



Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Lambert Smith Hampton in these particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Lambert Smith Hampton has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. August 2019.

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