



QUEEN ANNE HOUSE

BROADWAY · MAIDENHEAD · SL6 1NB



TOWN CENTRE OFFICES

SUITES FROM 285 TO 2,875 sq ft (26 TO 267 sq m)

SHORT WALK FROM MAIDENHEAD RAIL STATION

CHARACTER AND MODERN OFFICES

AIR CONDITIONED

REFURBISHED TO A HIGH STANDARD

TO LET



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Description

Queen Anne House has been refurbished to create a modern working environment whilst retaining all the character of a listed building. A new extension providing a range of suites on first and two upper floors has been designed to provide Grade A offices.

The premises benefit from a feature atrium, air conditioning, LED lighting, perimeter trunking, full carpeting, passenger lift and a basement/comms room, and is close to contract parking.

EPC: C-72.



Location

Queen Anne House is located in the heart of Maidenhead town centre. Junction 8/9 of the M4 motorway is approx 1.5 miles, giving easy access to the motorway network and Heathrow Airport. Maidenhead railway station, a few minutes' walk, provides fast access into London.



History

Originally Queen Anne House was a farmhouse, part of the Ives Manor Estate. Parts of the building date back to medieval times. Architectural features which have been restored such as plasterwork, wood panelling and fireplaces dating from the late 17th and 18th century add to the character of this building.

Queen Anne House has had a variety of uses including Stables, Blacksmith's, servants' quarters and more recently a solicitor's practice.





Accommodation

The accommodation is arranged as follows:

Floor areas	sq ft	sq m
Lobby/Atrium/Basement	650	LET
Ground Floor, Suite 1	360	33
Ground Floor, Suite 2	1165	108
First Floor, Suite 1	370	LET
First Floor, Suite 2	175	LET
First Floor, Suite 3	285	26
First Floor West	1710	159
First Floor East	540	50
Second Floor, Suite 1	210	LET
Second Floor West	1805	LET
Second Floor East	255	LET
Third Floor West	1700	LET
Total approx:	9200	855

Terms

Suites are available on new flexible lease terms.

Rent

Details upon application.

Business Rates/Service Charge

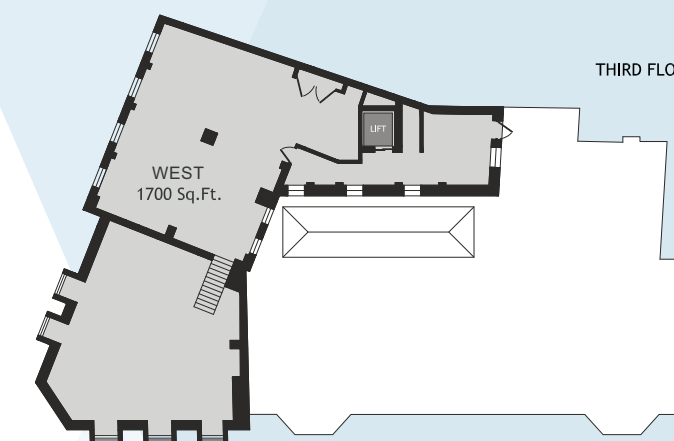
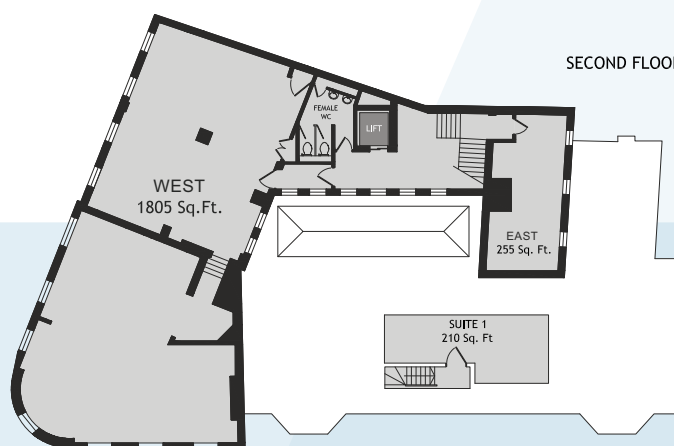
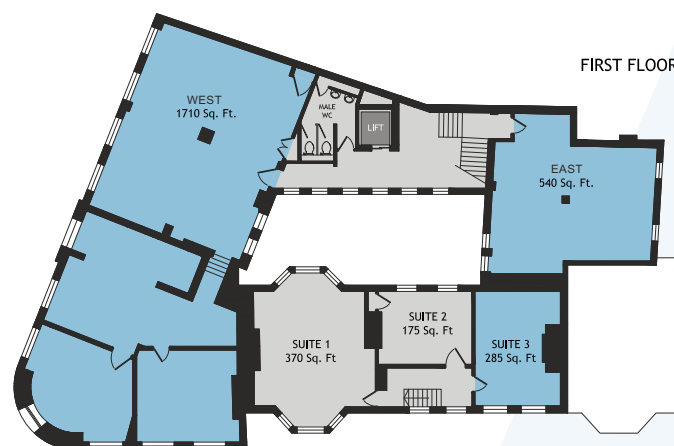
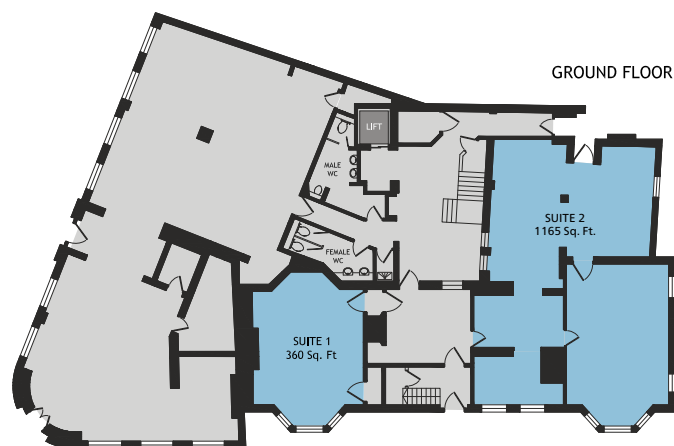
The tenant will pay business rates on their demise. The Landlord will administer a traditional service charge regime to be charged to the tenant.

Legal Costs:

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

VAT:

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





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Maidenhead train station: (Regular service to London - Paddington)	approx. 30 minutes
Heathrow Airport:	30 minutes drive time
Gatwick Airport:	75 minutes drive time
M25 Motorway (Junction 15):	25 minutes drive time
Reading Town Centre	30 minutes drive time
Central London	60 minutes drive time



Viewing and Further Information

By prior appointment with the joint sole agents:

Mark Harris:
mark@pagehardyharris.co.uk

Kieran Webber:
kieran@pagehardyharris.co.uk

Jennifer Lamb:
JhLamb@lsh.co.uk



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