

DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

**Commercial Property Consultants** Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

**Preliminary Particulars** 

### A PERFECT ENVIRONMENT TO GROW YOUR BUSINESS

Character Offices with Parking and Attractive Gardens Together with All the Modern Facilities of a Town Centre Location

Located Within 7 Minutes' Walk of Maidenhead Town Centre

## THE SUMMIT 2 CASTLE HILL TERRACE MAIDENHEAD BERKSHIRE, SL6 4JP



560 sq.ft. (52.02 sq.m) Approximate Net Internal Area

# TO LET

### Flexible Lease Terms Available Potentially No Business Rates Payable

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **LOCATION** - The Summit is conveniently situated on Castle Hill Terrace, just off the main A4. It is, therefore, ideally situated for easy vehicular access onto the main A4 and A404, leading out to Reading, the M4 and M40 motorways.

Maidenhead town centre and railway station are within easy walking distance of the premises.

**DESCRIPTION** - The offices are situated on the ground and first floors of this large period commercial building.

Suite F - 560 sq.ft. (52.02 sq.m) is self-contained and comprises four interconnecting rooms with its own male and female WC's and kitchen. There are 2 car parking spaces included within the car park to the rear of the property.

TERMS - A new effective full repairing and insuring lease is to be granted for a term to be agreed.

#### RENT

Suite F - £17,500 per annum inclusive of service charge, plus Business Rates, electrics and insurance

*VAT* - Unless otherwise stated, all rents and prices referred to or quoted in connection with this property do not include VAT, which may be chargeable.

**RATES** - The Valuation Office website indicates the 2023 Rateable Value as follows. Please note, Small Business Rates Relief may be available on all of the suites.

Suite F - £5,400 per annum

LEGAL COSTS - Each party to bear their own legal fees in this transaction.

#### ENERGY PERFORMANCE RATING: D-77.

VIEWING – Strictly by appointment with the Agents:

### Duncan Bailey Kennedy FAO: Adrian Dolan / Elliot Mackay / Liam Ash Email: <u>adriand@dbk.co.uk</u> / <u>elliotm@dbk.co.uk</u> / <u>liamadbk.co.uk</u> Telephone: 01494 450951



