

Short Term Offices to Let

Good quality town centre offices available at discounted rent.

5,812sq.ft with 13 car spaces

**85 King Street, Maidenhead,
Berkshire SL6 1DU**

Location:

Prominent location at the junction of King Street and Queen Street in Maidenhead town centre.

Description:

Second floor office suite. Specification includes suspended ceiling with incorporated lighting, raised floor and comfort cooling. The suite is mainly open plan but does include some cellular offices.

The landlords will consider undertaking works to the premises as part of any new Lease.

Car parking is located underground and accessed via Queen Street.

EPC:

An Energy Performance Certificate is attached to these particulars.

Terms:

A flexible short term Lease is available for 2 years with a rolling landlord's redevelopment break from September 2017 on two months notice.

A discounted rent of £87,000 per annum (circa £15psf) inclusive of car parking is available.



Rates:

The Valuation Office Agency website advises the 2017 Rateable Value for the property is currently £105,000.

Interested parties are advised to seek independent advice on the Rates payable.

Legal Costs:

Each party to bear their own professional costs.

Viewings:

For further information, or an appointment to view, please contact: Simon Harper, Jaggard Baker LLP
Tel: 01494 689614
Email: srh@jagbak.co.uk

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.

Energy Performance Certificate Non-Domestic Building

 HM Government

86 King Street
MAIDENHEAD
SL6 1DU

Certificate Reference Number:
0630-0136-3069-0223-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **123** This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 1847
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 156.25

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

68 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.