



Fully Fitted Grade A Office Space

Part Ground Floor

TOR, St. Cloud Way, Maidenhead, SL6 8BN

Office

TO LET

2,572 sq ft

(238.95 sq m)

- High quality fitted suite
- Manned reception
- On site café
- 8 onsite parking spaces
- 10 minutes walk to Maidenhead Crossrail station
- Immediate occupation

Part Ground Floor, TOR, St. Cloud Way, Maidenhead, SL6 8BN

Summary

Available Size	2,572 sq ft
Rent	£83,820 per annum passing rent
Rates Payable	£28,876.80 per annum approx. Please check these figures with the Local Authority.
Rateable Value	£56,400
Service Charge	£7.76 per sq ft approx
EPC Rating	B (32)

Description

TOR is set within an attractive landscaped environment including an open amenity area that adjoins the York Stream and river meadows. The building benefits from a double height, manned reception area, VRF air conditioning, full access raised floors, suspended ceilings, excellent onsite parking, electric car charging points, 41 cycle spaces and private gardens. The available space is part ground floor and has been fitted out to include reception, 16 open plan work stations, hot desk/co working zone, board room, directors office, comms room and kitchen/break out area. The suite has 8 parking spaces.

Location

TOR is set within an attractive landscaped environment. 5 minutes walk to the town centre & 10 minutes to the rail station. Excellent travel links provide Maidenhead with quick and efficient connections to London, the UK and the world. TOR is located just two miles from Junctions 8/9 of the M4, within easy reach of the M40 and M25 and approximately 20 minutes drive from Heathrow Airport.

Accommodation

Name	Sq ft	Sq m	Availability
Ground - Part	2,572	238.95	Available

Viewings

By arrangement with the agents.

Terms

The suite is held on a sub lease which expires in August 2023 at a passing rent of £83,820 pax. The subtenant is to pay Business Rates, service charge and utilities. The sublease can be assigned or alternatively a simultaneous surrender and new sublease, subject to consents may be agreed.

Business Rates

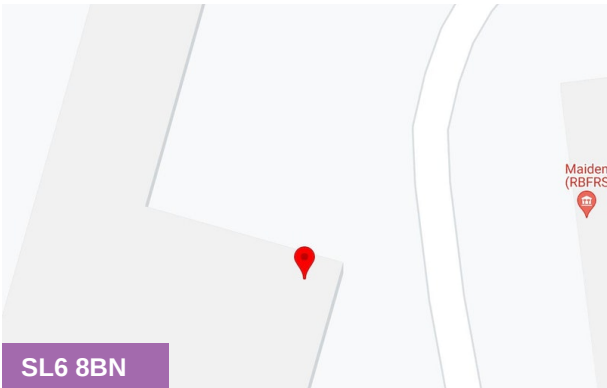
The tenant will be responsible for paying business rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own legal costs.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.



Viewing & Further Information



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