

# MAIDENHEAD

Nicholsons House,  
Nicholsons Walk, SL6 1LD



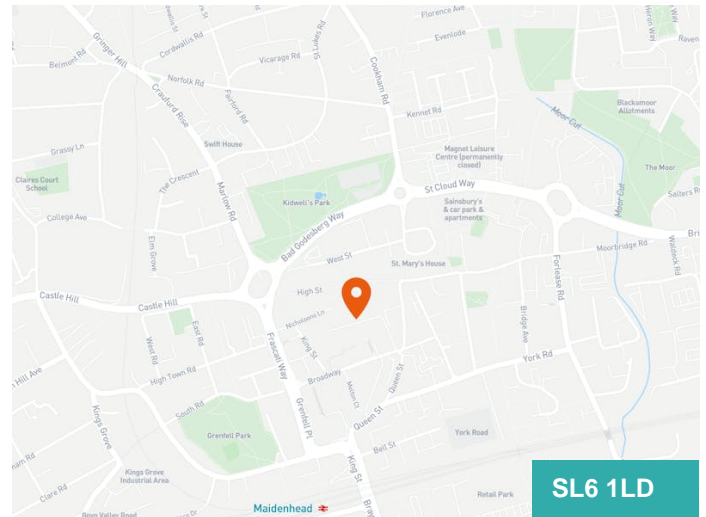
## OFFICE TO LET

**865 TO 8,587 SQ FT**

- Manned reception
- Flexible lease terms available
- Air conditioning
- 2 x passenger lifts

**Cost effective and flexible office space available in Maidenhead town centre**

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SL6 1LD

## Summary

<b>Available Size</b>	865 to 8,587 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£9.37 per sq ft
<b>Service Charge</b>	£9.75 per sq ft
<b>EPC Rating</b>	D (84)

## Description

Nicholsons House comprises six floors of office space in total, accessed via a reception area with security and 2 passenger lifts. The space benefits from comfort cooling, kitchen facilities, male, female and disabled WC's and on-site car parking.

## Location

Nicholsons House is located above Nicholsons Shopping Centre in the heart of Maidenhead town centre, which offers banking, retail and leisure facilities. Maidenhead rail station is a five minute walk away and the M4 and M40 are a short drive, providing access to the national motorway network and Heathrow airport.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
7th	3,884	360.84	Available
6th - Suite 1	2,294	213.12	Available
3rd - Suite 2	865	80.36	Available
3rd - Suite 3	1,544	143.44	Available
<b>Total</b>	<b>8,587</b>	<b>797.76</b>	



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