



## Viking House

Denmark Street, Maidenhead, SL6 7BN

**COMMERCIAL  
BUILDING  
SUITABLE FOR A  
VARIETY OF USES  
(STP)**

**2,700 sq ft**  
(250.84 sq m)

- Current usage physio therapy / medical / treatment uses
- Excellent Car Parking
- Of interest to owner occupiers, investors and developers
- Close to Maidenhead town centre

# Viking House, Denmark Street, Maidenhead, SL6 7BN

## Summary

<b>Available Size</b>	2,700 sq ft
<b>Rent</b>	£55,000 per annum
<b>Price</b>	Offers in the region of £825,000
<b>Business Rates</b>	Each floor separately assessed for business rates - small business rates relief may apply
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (93)

## Description

A detached three-storey commercial building suitable for a variety of uses, but currently used as a physio centre on the ground floor, 1st and 2nd floors used for pilates, yoga, meditation and consulting rooms etc.

The accommodation wraps around a central core with the various rooms surrounding it. There are various types of floor coverings, fluorescent ceiling mounted lighting, window blinds, double glazing, ground floor security shutters, gas central heating and partial air-conditioning\* (untested). There are a number of WC's and teapoints within the building.

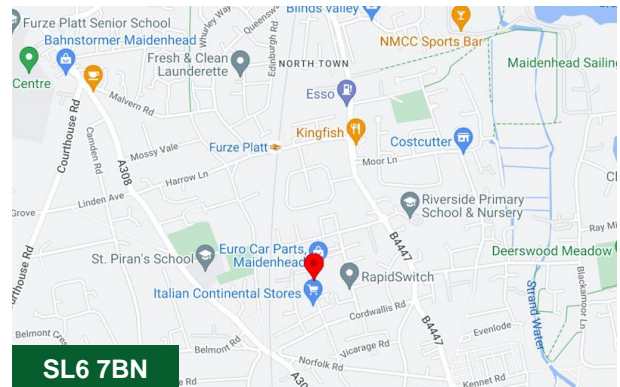
Car parking is found to the rear of the building and within the Central Estate car park next door.

## Location

Viking House is located within walking distance of Maidenhead town centre with the benefit of all the retail amenities and train station (Elizabeth Line) on one of the main business estates (Cordwallis) to the North of the town. The A404(M) and M4 Motorway is approx. 5 minutes drive away.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



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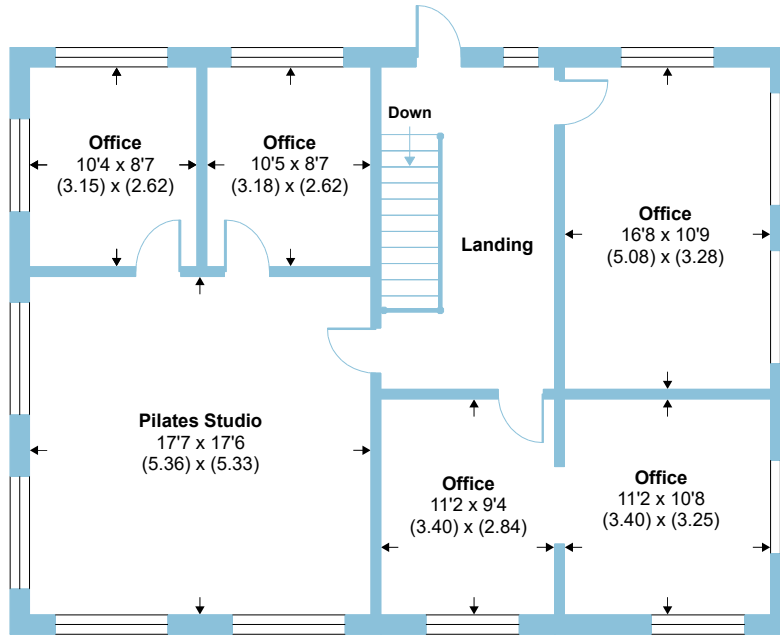
### James Garvey

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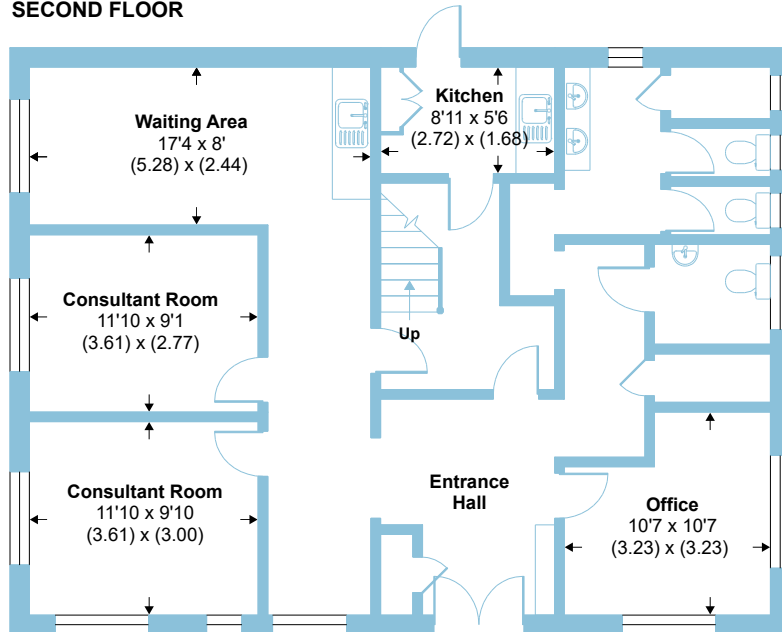
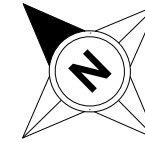
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Approximate Area = 3258 sq ft / 302.6 sq m

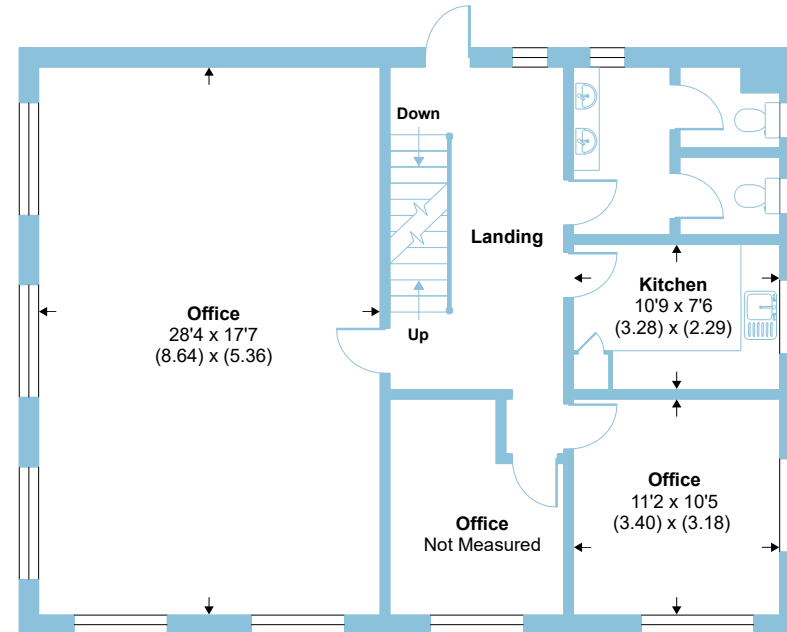
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2023. Produced for Barnard Marcus. REF: 1043786

