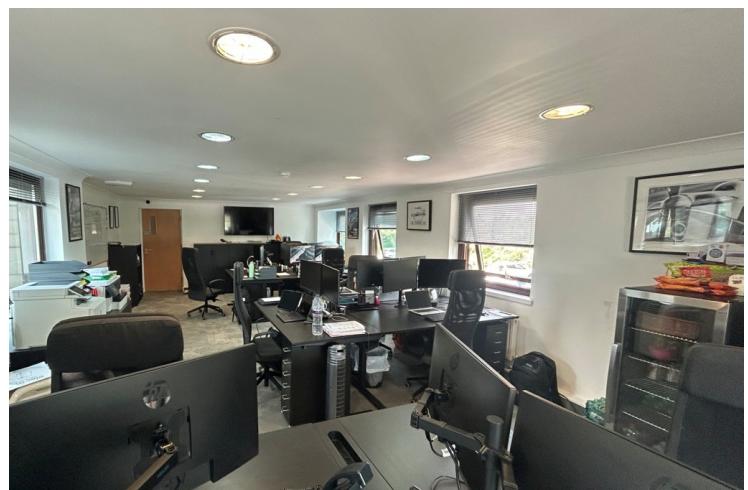
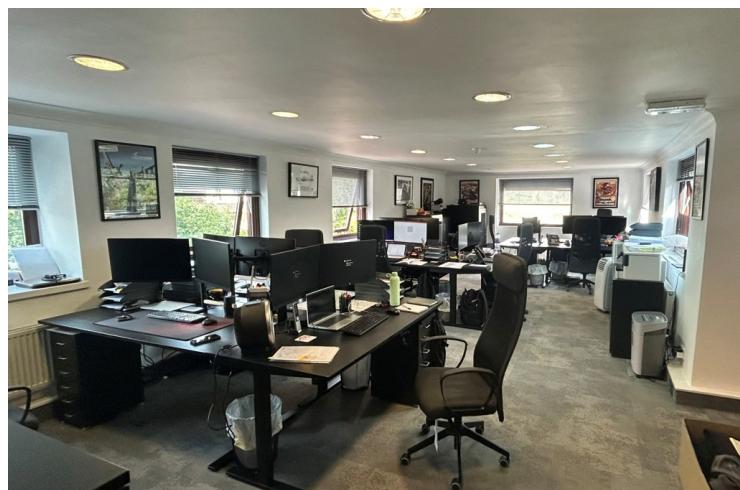


TO LET

755 Sq.Ft. (70.14 Sq.M.)



Suite 4 A1, Tectonic Place, Holyport Road, Maidenhead, Berkshire, SL6 2EY

FLEXIBLE OFFICE ACCOMODATION

- Flexible Lease Terms Available
- New Lease Direct from Landlord
- 6 Parking Spaces Available

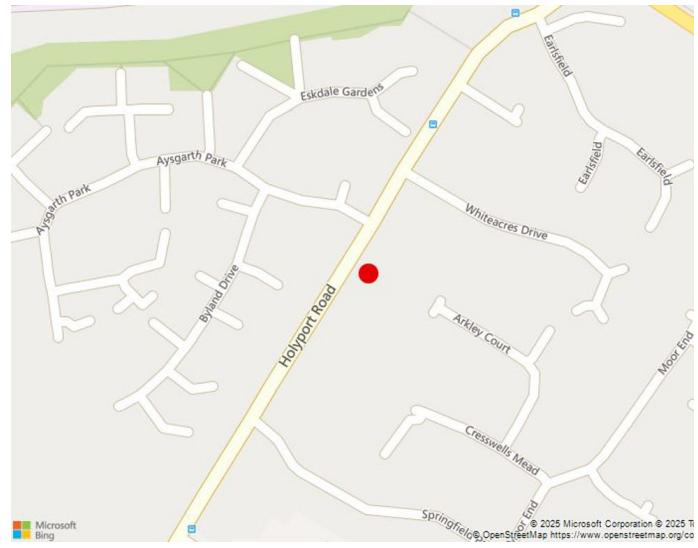


Maidenhead
01628 771221

SUITE 4 A1, TECTONIC PLACE, HOLYPORT ROAD, MAIDENHEAD, BERKSHIRE, SL6 2EY

Location

Tectonic Place is located in the town of Holyport, just on the edge of Maidenhead. This out of town office complex offers great access to Junctions 8/9 of the M4 and is a short drive to Maidenhead Railway Station.



Description

Suite 4 Tectonic Place is on part first floor of Unit A1. The suite is accessed by stairs from a communal reception area. The office provides modern, open plan space with a large private office / meeting room, plastered ceilings with recessed lighting.

Accommodation

	Sq.Ft.	Sq.M.
First Floor Suite	755	70.14

Rent

£14.75 Per Sq Ft

The above rents is exclusive of business rates, service charge, insurance and utilities, and will be subject to VAT.

Terms

The Service Charge budget for the suite is currently £7.26psf per annum.

The suite is available from 11th October 2025 on a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Legal Costs

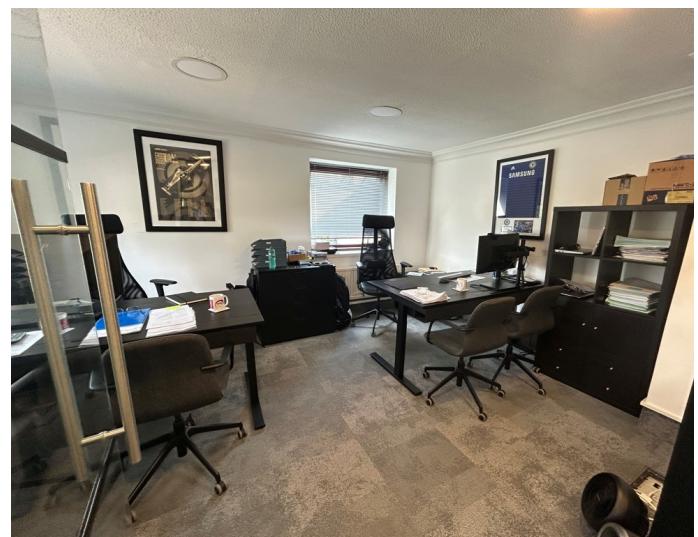
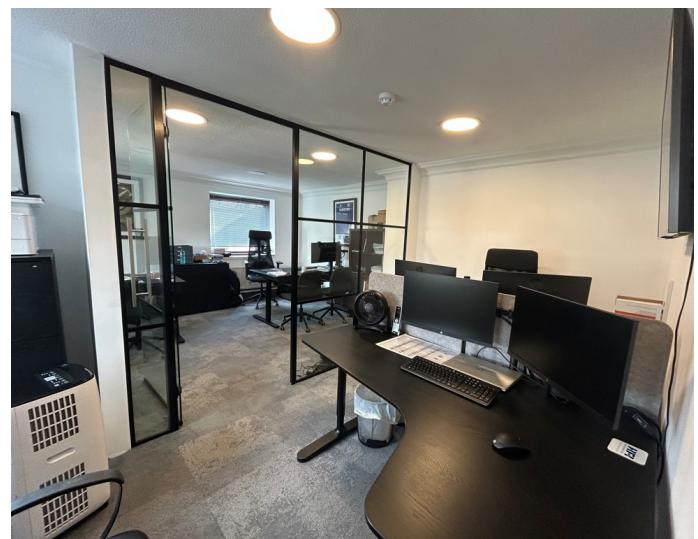
Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

It is understood the property is elected to pay VAT.

Energy Performance Rating

C-68



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk



Luke Bennett
07385 467367
luke.bennett@kemptoncarr.co.uk

Viewing Arrangements:

Please contact sole agents for further information.