



TO LET
FIRST FLOOR OFFICE

SUITE 4 A1, TECTONIC PLACE
HOLYPORT ROAD, MAIDENHEAD, SL6 2YE

755 sq ft (70.14 sq m)

SORBON*FLEX*

KEY INFORMATION

Size: 755 sq ft (70.14 sq m)

Rent: £9,750 per annum exclusive

Service Charge: The current Service Charge budgeted cost is £7.26 per sq ft

Rateable Value: £17,000

Rates Payable: £7,344 per annum

Lease: The suite is available on a new lease direct from the landlord.

A Sorbon Flex lease is also available on this property.

Legal Fees: Each party to bear their own costs

VAT: The property is elected to pay VAT

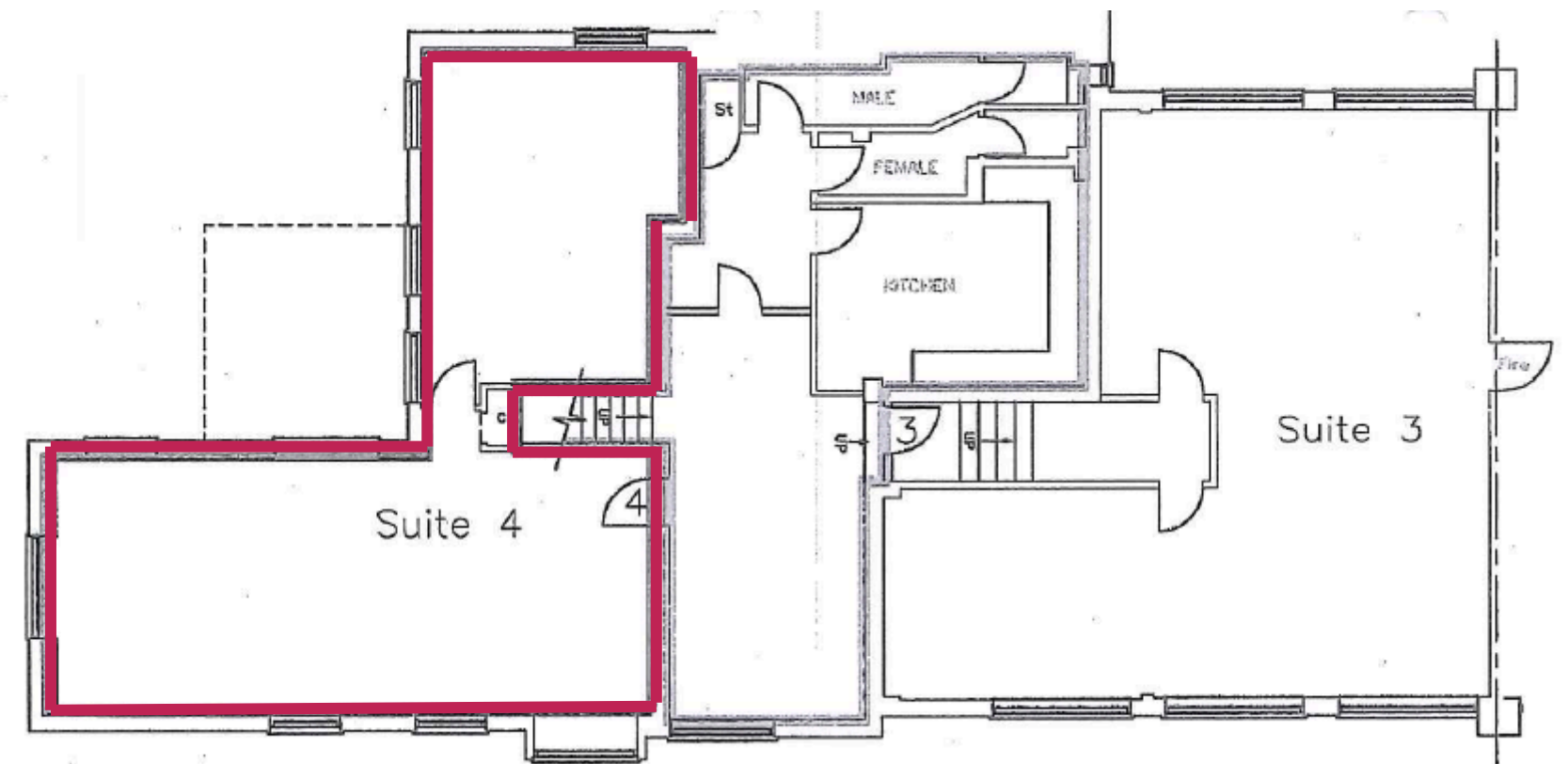
EPC: C 68

DESCRIPTION

The suite is located on the first floor of Unit A1, accessible via stairs from the common entrance. The building provides kitchen and WC facilities, a communal meeting room, and a newly refurbished common entrance/waiting area.

Suite 4 comprises of a newly refurbished, open plan space, with perimeter trunking, gas central heating, intercom system, recessed LED lighting and modern carpeting tile flooring throughout, as well as a break out room, formerly configured as a meeting room. The dual aspect nature, and large windows provide ample natural light.

FLOOR PLAN



First floor



Short Leases. Simple Terms. One Monthly Cost.

THIS OFFICE IS AVAILABLE WITH SORBON FLEX.

A smarter, simpler and quicker way to lease office space. Speak to our agent for more information and details of monthly rates.

WHAT IS SORBON FLEX?



All Inclusive Rent

One straightforward monthly cost covering:

- Rent
- Insurance
- Service charge
- Utilities
- Maintenance

(Excludes deposit, internet, phone and business rates, which may be subject to small business rates relief).



Flexible Terms

Initial 12 month commitment, followed by rolling break clauses thereafter. Ideal for businesses navigating growth, transition periods or hybrid working models.



A Short, Clear & Simple Lease

No jargon, No complex legal documents. Just a concise, lease that's easy to understand.



Your Own Dedicated Space

Your office is exclusively yours giving privacy, security and complete control. It also gives you the freedom to make the space truly your own, creating a workplace that reflects your brand identity and culture (subject to landlord approval).

LOCATION

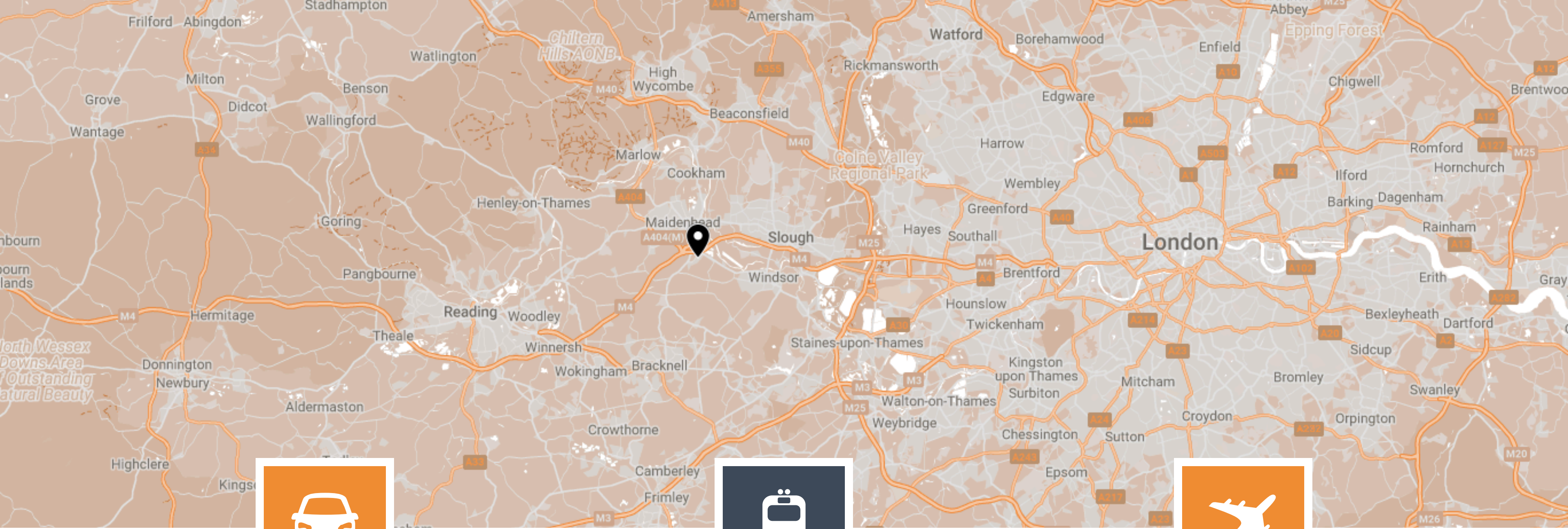
Tectonic Place is located in the beautiful village of Holyport, on the edge of Maidenhead.

This out-of-town office complex offers great access to Junction 8/9 of the M4 and is a short drive from Maidenhead Railway Station.



- 1 Londis
- 2 Belgian Arms
- 3 The George on the Green
- 4 Holyport Real Tennis Club
- 5 Priors Way Industrial Estate
- 6 Maidenhead Trade Park
- 7 ESSO





CAR

1.5 MILES TO J8/9 OF M4

A short trip via the A308 to J8/9 of the M4.



TRAIN

2.1 MILES TO MAIDENHEAD STATION

5 minute drive to Maidenhead Train Station where you can access the Elizabeth Line into London.



AIRPORT

14 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Maidenhead.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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Please note that all images are for illustrative and indicative purposes only.

June 2026

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