



39 Queen Street  
Maidenhead  
Berkshire SL6 1NB

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## Town Centre Offices

1408 sq ft  
(130 sq m)

Open plan

On site parking

Immediate occupation  
on flexible leases



# To Let



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### Location

39 Queen Street is located in the heart of Maidenhead town centre, with banking, retail and leisure facilities.

Maidenhead railway station is a few minutes walk and Junction 8/9 of the M4 motorway is approximately 1.5 miles drive.



**third floor available: 1408 sq ft - 130 sq m**



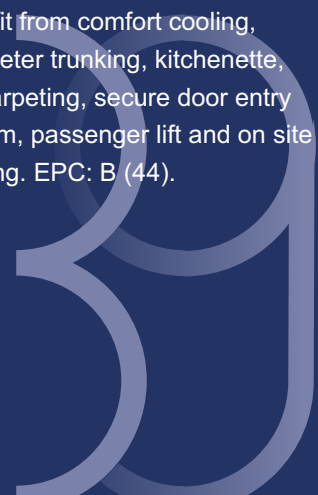


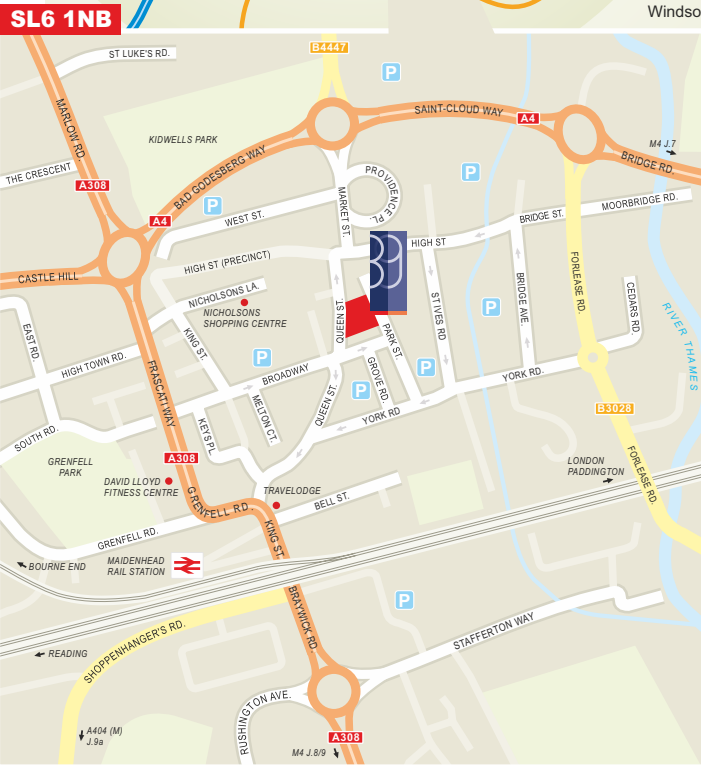
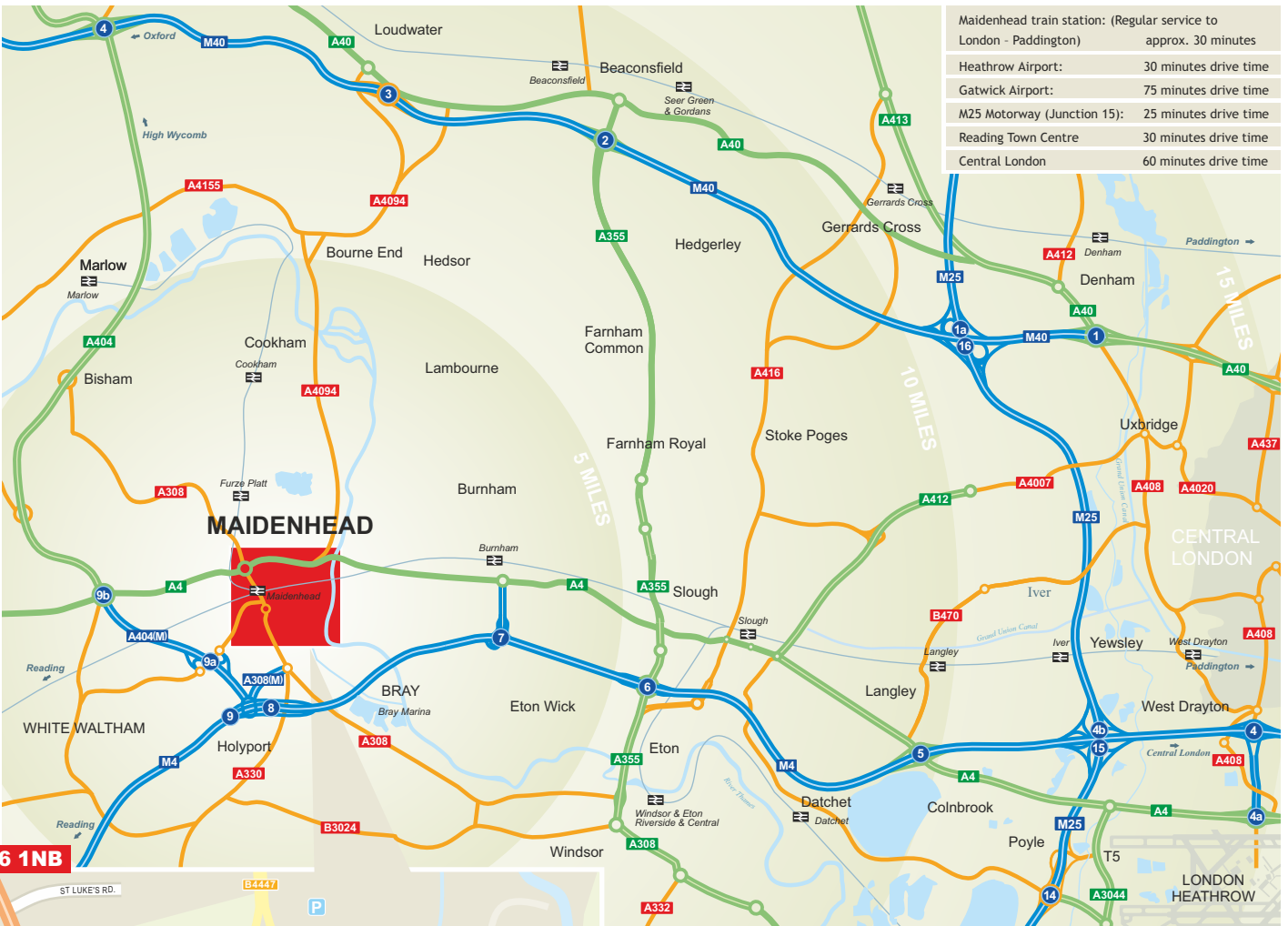
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### Description

The offices are accessed by stairs or lift and are predominantly open plan. The modern premises benefit from comfort cooling, perimeter trunking, kitchenette, full carpeting, secure door entry system, passenger lift and on site parking. EPC: B (44).





From 2017 Crossrail is set to provide a rapid link from Maidenhead to Heathrow Airport, the West End, the City of London and Canary Wharf. Connections to Eurostar/Docklands Light Railway (via Stratford), Luton & Gatwick Airports (via Farringdon), Stansted Airport (via Liverpool Street) and London City Airport (via Custom House).



### Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website - www.commercialleasecode.co.uk

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