

# TO LET



# 1 Grenfell Road, Proxima, Maidenhead SL6 1HN



**24 Hour Access** 

24 Hour Access



**Air Conditioning** 

Air Conditioning



**Parking** 

On site parking



Adjacent To The Elizabeth Line and GWR



Rent

Price on application.



**Area** 

1,345 sq ft - 4,000 sq ft

www.obre.co.uk

London office: 020 8534 0008 Maidenhead office: 01628 334154

#### **LOCATION**

Situated right next to Maidenhead train station for the perfect commute in and out of London.

#### **DESCRIPTION**

Proxima is a newly refurbished 19,000 sq ft modern Grade A building located adjacent to Maidenhead train station. A flagship building in the centre of Maidenhead with with a generous onsite parking provision offering local businesses a flexible modern workplace. Office spaces from 186 sq ft to 2000 sq ft.

#### **TERMS**

na

#### **LEGAL COSTS**

Each party to bear their own legal cost incurred in the transaction.

### **RATES**

na

#### **EPC**

For further information please contact: hello@obre.co.uk



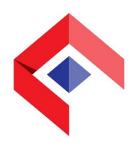












## O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008 Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/lenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.