

PROPERTY DETAILS



SUMMARY

	LOCATION MAIDENHEAD
	SECTOR OFFICE
	SIZE 18,227 SQ FT
	TENURE FREEHOLD
	MULTI-LET 3 TENANTS
	MARKETING RENT £612,025

	MARKETING RENT £34.72 PER SQ FT
	WARRANTY TO EXPIRY 7.41 YEARS
	WARRANTY TO BREAK 4.23 YEARS
	PRICE £6,750,000
	NIY 8.50%
	CAPITAL VALUE £370 PER SQ FT





MORE INFORMATION

LOCATION HIGHLIGHTS

Maidenhead is an affluent market town in the Royal Borough of Windsor and Maidenhead, benefitting from Crossrail. Situated on the south western bank of the River Thames, Maidenhead has become one of the South East's most desirable office markets. The Yard is situated a few moments from the Station, in an absolute prime office location.

DESCRIPTION HIGHLIGHTS

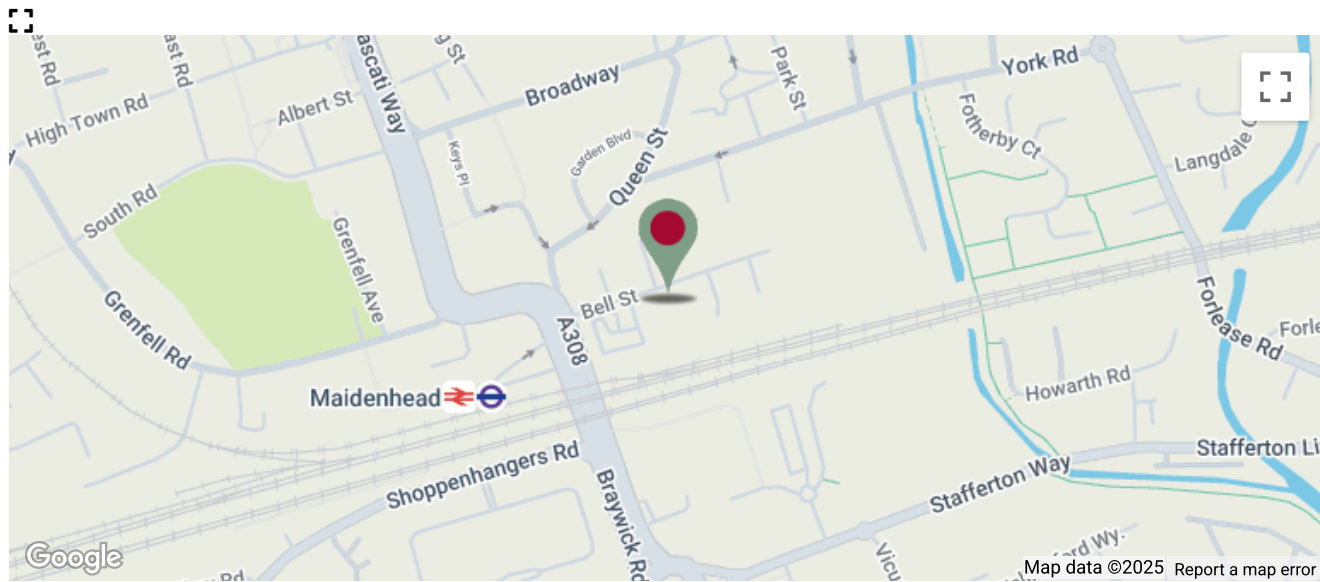
The Yard has been fully re-positioned to a Grade A specification, following a substantial £2.41 million capital expenditure programme. The building offers highly flexible space suitable to Headquarter occupiers or as single or subdivided floors, with an excellent car parking ratio and ESG focussed specification.

TENANCY HIGHLIGHTS

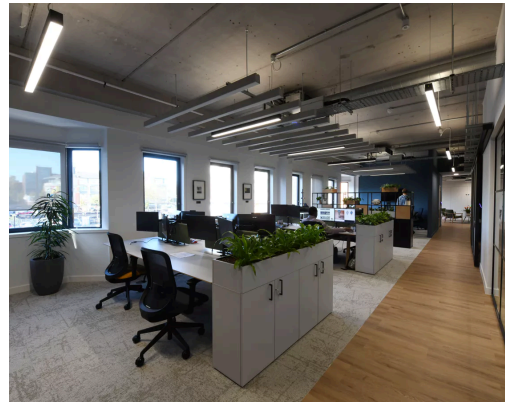
The Yard provides an attractive AWULT of 7.41 years to breaks and 4.23 years to expiries, with Christopher Ward as anchor tenant, who are highly committed having heavily invested in their space. The average passing rent reflects a low level of just £34.72 per sq ft, which is highly reversionary compared to other Grade A town centre lettings of note.

MAPS

THE YARD, MAIDENHEAD




GALLERY




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