



CORDWALLIS
BUSINESS PARK

MAIDENHEAD SL6 7BU

UNIT
10



7,214 sq ft (670.2 sq m) To Let
WAREHOUSE/INDUSTRIAL UNIT – TO BE REFURBISHED
ON AN ESTABLISHED, THRIVING BUSINESS PARK



7,214 SQ FT
(670.2 SQ M)



THRIVING
LOCATION

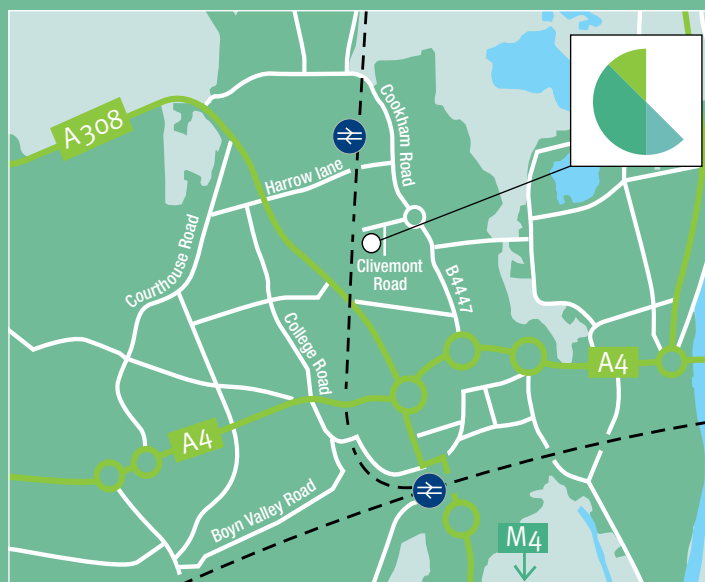


ESTABLISHED
BUSINESS PARK



REFURBISHED
MODERN UNITS

www.cordwallispark.co.uk



Indicative Internal



Indicative Internal

30 miles west of central London
 3 miles to the M4
 15 miles west of London Heathrow Airport

Location

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Rail Station provides a regular service to London Paddington to the east and Reading to the west. Junction 8/9 of the M4 motorway is within a few minutes drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) link road.

Cordwallis Park is an established business campus combining approximately 150,000 sq ft of business/warehouse accommodation. Unit 10 comprises ground floor warehouse accommodation with integral two storey offices providing the following:-

Warehouse

- 5.9m eaves to underside of haunch
- Full height electric up and over door
- 3-phase power and gas supply
- High bay lighting

Offices

- Two storey offices
- Suspended ceilings with inset lighting
- Gas central heating
- Male/female WCs

External

- Generous demised car parking

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Property Measurement (1st Edition):-

	SQ FT	SQ M
Ground Floor Offices	963	89.5
Ground Floor Warehouse	5,293	491.7
First Floor Offices	958	89
Total	7,214	670.2

Terms

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

Upon Application.

Rateable Value

TBA.

Energy Performance Rating

C – Further information on request.



shaun.rogerson@eu.jll.com
 adam.creighton@eu.jll.com



01628 771221
 kemptoncarr.co.uk

mitchel.brooks@kemptoncarr.co.uk
 david.pearce@kemptoncarr.co.uk

The Misrepresentation Act 1967. Cushman & Wakefield and JLL for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. AUGUST 2017