

INDUSTRIAL UNIT/CAR WORKSHOP TO LET



4,783 Sq. Ft. (444.40 Sq. M.)

Unit H Boyn Valley Industrial Estate, Boyn Valley Road,

Maidenhead

SL6 4EJ

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Boyn Valley Industrial Estate is located close to the town centre and in easy walking distance of the station, and the centralised retail and leisure amenities.

Description

The property comprises light industrial warehouse with numerous vehicle hoists and a rolling road. The property use to be used a MOT testing facility. Motor trade considered however the MOT testing is subject to VOSA certification. The property benefits from a secure yard to the rear of the property.

Accommodation

	Sq. Ft.	M2
TOTAL	4,783	444.40

Approx gross internal area (GIA)

Terms

Rental £35,000.00 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT

Service charge T.B.C

The unit is available on a new lease outside the security of tenure provisions of the Landlord and Tenant Act 1954 at a rent of £35,000 per annum.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £28,750.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Parking
- Secure Yard
- WC facilities
- Vehicle hoists
- Rolling road

Energy Performance Rating

F

Viewing and further information



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