

WAREHOUSE/INDUSTRIAL UNIT TO LET



5,956 Sq. Ft. (553 Sq. M.)

Langton Buildings, Denmark Street,

Maidenhead

SL6 7BN

AMPLE CAR PARKING WITH 2 ROLLERS SHUTTER DOORS

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit is situated on Denmark Street, forming part of Cordwallis Industrial Estate, approximately one mile north of Maidenhead Town Centre, and is readily accessible to goods vehicles via the A4 Bath Road and Cookham Road.

The unit is situated adjacent to the entrance to Central Estate having a mix of both trade and conventional industrial occupiers.

Description

The property comprises a detached industrial unit of steel portal frame construction, with brick elevations. The unit is accessed via 2 roller shutter loading doors, plus two personnel access doors.

The unit benefits from front offices, which could be easily configured to offer a trade counter at ground floor level, with further offices above. Plus ground floor ancillary and offices/ staff break-out space above to the rear of the building.

Accommodation

| | Sq. Ft. | M2 |
|--|--------------|---------------|
| Front Offices and ancillary | 1,080 | 100.35 |
| Warehouse | 4,052 | 376.41 |
| Rear offices/staff break-out & ancillary | 824 | 76.58 |
| TOTAL | 5,956 | 553.34 |

Approx gross internal area (GIA)

Terms

Rental £56,500.00 p.a.x.

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

The unit is available on a new lease with terms to be agreed.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £37,750.00

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.

The property is not elected to pay VAT.

Amenities

- 2 Roller shutter doors
- Ample car parking to side
- Loading Area to Front
- Office and Factory WC Facilities

Energy Performance Rating

D-90

Viewing and further information



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