

FLEXIBLE WORKSHOP/WAREHOUSE TO LET



2,600 Sq. Ft. (241.5 Sq. M.)

Ground Floor, 59 Grenfell Road

Maidenhead

SL6 1ES

EXISTING STORAGE UNIT WITH POTENTIAL FOR OTHER USES
SUBJECT TO PLANNING PERMISSION

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are prominently located close to the Maidenhead railway station on Grenfell Road and therefore within close walking distance of all the town's facilities.

Maidenhead railway station provides an excellent service to London and Reading and to be enhanced by the Elizabeth Line in 2019 providing direct connections to West London and Canary Wharf. Junction 8/9 of the M4 motorway is within a few minutes drive having good access to Heathrow Airport and the M25 motorway. The M40 (J4) is accessed by the A404(M) link road.

Description

The accommodation comprise ground floor storage workshop which lends itself to a number of uses (S.T.P.). Supplies good open plan clear space with 5 roller shutter doors to front and rear roller shutter providing access to rear yard.

Accommodation

	Sq. Ft.	Sq. m.
Ground Floor	2,600	241.5

Approx gross internal area (GIA)

Terms

Rental £45,000.00 per annum exclusive.

The above rents are exclusive of business rates, service charges, insurance and utilities.

The premises are available on a new lease to be drafted outside the Security of Tenure Provisions of the Landlord and Tenant Act.

Business Rates

Rateable Value to be advised.

Enquiries can be made directly with Royal Borough of Windsor and Maidenhead.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

Amenities

- Parking to front of unit
- Town Centre location
- Flexible uses (S.T.P.)
- Adjacent to Maidenhead Railway Station
- New Lease
- Enclosed, secure rear yard with hard standing

Energy Performance Rating

T.B.C.

Viewing and further information



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PROPERTY CONSULTANTS