

KEMPTON

CARR

CROFT

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# LIGHT INDUSTRIAL/WAREHOUSE UNIT

## FOR SALE



2,926 sq ft (272 sq m)

Unit 3 Woodlands Park  
Woodlands Park Avenue  
**Maidenhead | SL6 3UA**

4 Parking Spaces

EPC Rating: TBC

#### Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews  
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation  
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

## Location

The premises are located on the well-established Woodlands industrial estate to the west of Maidenhead and just off the A404 (M) which in turn is within close proximity to Junctions 8/9 of the M4. The A404 (M) connects with the M40 at Junction 4 (Handy Cross) which is approximately 6 miles away. Maidenhead town centre is some 3 miles to the east.

## Description

The premises comprise of a mid-terrace industrial/warehouse unit on the ground and first floor. The ground floor provides workshop/storage space with the benefit of fluorescent lighting, extensive power sockets (including 3-phase electrics) whilst at first floor there is a mix of open plan & individual offices.

## Accommodation

Approximate floor areas (NIA):

Ground Floor	1,463 sq ft (136 sq m)
First Floor	1,463 sq ft (136 sq m)
<b>Total</b>	<b>2,926 sq ft (272 sq m)</b>

## Terms

The Freehold is available at £350,000 either with vacant possession or subject to the existing tenancy at will which can be terminated by either party with one month's notice.

## Amenities

- 4 parking spaces
- Fluorescent lighting
- Suspended Ceilings
- Heating

## Business Rates & Service Charge

Rateable Value £19,750

Rates Payable :TBC

Service Charge estimated at £1,400 per annum.

## Viewing

For viewing and further information please contact:

### **Kempton Carr Croft**

David Pearce or Mitchell Brooks

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