

KEMPTON

CARR

CROFT

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NEWLY REFURBISHED PROMINENT INDUSTRIAL WAREHOUSE UNIT

TO LET

4,822 sq ft (447.98 sq m)



Unit 6
Clivemont Road
Maidenhead | SL6 7BU

11 parking spaces
6 metre eaves height
EPC: D - 85

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

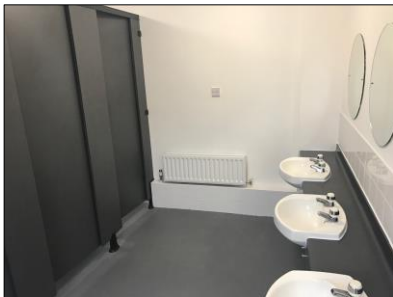
The unit is situated on the established Cordwallis Industrial Estate, approximately one mile north of Maidenhead Town Centre, and is readily accessible to goods vehicles via the A4 Bath Road and Cookham Road.

Description

The property comprises an end of terraced industrial unit of steel portal frame construction, with brick and profile metal cladding elevations. The unit is accessed via a full height roller shutter loading door, plus two pedestrian access doors. The unit benefits from being comprehensively refurbished throughout.

Amenities

- Approx 6 m eaves height
- 11 car parking spaces
- Refurbished WC Facilities



Terms

The unit is available on a new lease outside the security of tenure provisions of the Landlord and Tenant Act 1954 at a rent to be agreed.

£10.50 psf per annum exclusive plus VAT.

The above rent is exclusive of Business Rates, Estate Charge and Utilities.

Accommodation

Approximate floor area (G.I.A. Area):

Office and Annex	1,924 sq ft (178.79 sq m)
Warehouse	2,898 sq ft (269.19 sq m)
Total	4,822 sq ft (447.98 sq m)

Business rates

You are invited to make enquiries with the VOA.

Viewing

For viewing and further information please contact joint/sole agents:

Kempton Carr Croft

David Pearce

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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchases or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.