

# INDUSTRIAL UNIT TO LET



Town Centre Budget Industrial Unit

**1,020 Sq. Ft. (94.76 Sq. M.)**

Vacant unit behind Grenfell Local

129-131 Grenfell Road

**Maidenhead**

SL6 1EX

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The unit is located behind Grenfell Local, on Grenfell Rd, close to the town centre and in easy walking distance of the station, and the centralised retail and leisure amenities.

## Description

A detached single storey industrial unit, with double door access and three phase power.

## Accommodation

	Sq Ft	M2	
Ground Floor	1020	94.76	

*Approx gross internal area (GIA)*

## Terms

Rental £9,500 per annum exclusive

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

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

We suspect applicants will qualify for small business rate relief, however this should be verified by contacting the ratings officer directly at R.B.W.M. on 01628 798888

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

## Amenities

- Flexible uses (S.T.P.)
- Easy access to M4 (J6)
- Flexible lease terms
- Town centre location
- WC facilities

## Energy Performance Rating

TBC



## Viewing and further information



**David Pearce**

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943



**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021



PROPERTY CONSULTANTS