

# INDUSTRIAL/WAREHOUSE UNIT TO LET



**1,328 Sq. Ft. (123.40 Sq. M.)**

**Plus Mezzanine Floor**

Unit B, Reform Road

**Maidenhead**

SL6 8BY

LOCATED WITHIN A FEW HUNDRED YARDS OF MAIN A4 AND  
ADJACENT TO JEWSONS

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



## Location

The subject property is situated just to the east of Maidenhead town centre, a short distance from the A4, whilst the M4 is located 2 miles to the south of the property.

## Description

The unit comprises of open plan space on the ground floor, plus mezzanine floor.

## Accommodation

	Sq. Ft.	M2
Ground Floor	1,328	123.4
Plus Mezzanine Floor		
<b>TOTAL</b>	<b>1,328</b>	<b>123.4</b>

*Approx gross internal area (GIA)*

## Terms

Rental £15,000 pax

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

Service charge: A service charge for the Estate is payable equating to 1% of the annual rent agreed.

To be let on a new full repairing and insuring lease outside the Security Provisions of the 1954 Landlord and Tenant Act.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £10,750

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

100% rates relief is available for qualifying uses.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT. This may be chargeable if application to this particular property.

## Amenities

- 3 phase power
- Mezzanine floor
- 4 parking spaces
- WC facilities
- Immediately available

## Energy Performance Rating

tbc

## Viewing and further information



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