

# TOWN CENTRE INDUSTRIAL UNIT FOR SALE/TO LET

UNDER INSTRUCTION  
OF THE  
CURRENT OWNER



**7,923 Sq. Ft. (736.1 Sq. M.)** approx. GIA

2A Howarth Road

**Maidenhead**

Berkshire

SL6 1AP

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



## Location

The property is located within Howarth Road just off Stafferton Way, the link road connecting the A308 through to the A4, providing excellent access to the town. Maidenhead town centre is within a quarter of a mile and the property is located in a well-established, commercial retail area close to the new Maidenhead retail park and opposite Lidl supermarket.

Maidenhead is one of the Thames Valley's principal commercial centres, strategically located in part of the Thames Valley with a thriving business community with occupiers including Johnson & Johnson, GlaxoSmithKline, Volvo and Abbott Laboratories. There is an excellent railway service to London and will further enhanced by the completion of Crossrail (Elizabeth Line).

## Description

The property is modern in appearance with metal profile cladding, three roller shutter doors, providing access to ground floor workshop space with offices & additional storage above on Mezzanine floor. Externally there is ample car parking within private yard.

## Accommodation *Approx gross internal area (GIA)*

	Sq. Ft.	M2
Ground flr Workshop	4,288	398.4
Area under offices	1,183	109.9
Staff Room	128	11.9
Ground floor offices	1,333	123.8
First floor offices	991	92.1
<b>TOTAL</b>	<b>7,923</b>	<b>736.1</b>

## Terms

The property is held on a long lease from the Royal Borough of Maidenhead & Windsor for a term of 125 years from 31st March 1987, a peppercorn ground rent is payable.

The property is currently sub tenanted by Meggitt Properties Plc at a passing rental of £125,000 with a lease expiry 24th June 2019.

Price: Offers in the region of £1,850,000

Rent: Upon application

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £73,000.00

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

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- 3 phase power
- Mezzanine floor
- 3 Roller-Shutter doors
- Ample Parking/Yard
- Town Centre Location

## Energy Performance Rating

C-74

## Viewing and further information



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