

INDUSTRIAL UNIT TO LET



9,351 Sq. Ft. (868.80 Sq. M.)

**2A Howarth Road
Maidenhead
SL6 1AP**

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) in 2019.

Description

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

Accommodation *Approx gross internal area (GIA)*

	Sq. Ft.	M2
Ground flr Workshop	4,288	398.46
Mezzanine Storage	1426	132.48
Area under offices	1183	109.94
Staff Room	128	11.98
Ground floor offices	1333	123.9
First floor offices	991	92.04
TOTAL	9,351	868.8

Terms

Rent: £125,000 per annum exclusive.

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

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: £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
- 2 Roller-Shutter doors
- Ample Parking
- Town Centre Location
- Excellent transport links

Energy Performance Rating

TBC

Viewing and further information



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