

SELF CONTAINED OFFICE BUILDING **TO LET**



8,045 Sq. Ft. (749.30 Sq. M.)

Unit 5 Cordwallis Business Park

Clivemont Road

Maidenhead

SL6 7BU

TO BE REFURBISHED TO A HIGH STANDARD THROUGHOUT

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

Cordwallis Park is well situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Railway Station provides a regular service to London Paddington to the east and Reading to the west. Junction 8/9 of the M4 motorway is within a few minutes' drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) Link Road.

Description

Cordwallis Business Park is a modern established business campus combining approximately 150,000 sqft of business/warehouse accommodation.

Unit 5 comprises ground and first floor open plan offices with two storey galleried entrance and reception leading to ground and first floor toilet facilities.

The offices will be comprehensively refurbished throughout, it is possible that a prospective tenant can have input into the works specification if interest is shown at an early enough stage.

Unit 5 benefits from self-contained site with ample car parking.

Accommodation

	Sq. Ft.	M2
Ground Floor Reception + Anx	113	10.5
Ground Floor Offices	3,970	368.84
First Floor Offices	3,988	370.5
TOTAL	8,071	749.84

Approx net internal area (NIA)

Terms

Rental upon application, rents will be dependent on the level of refurbishment required etc.

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

Business Rates

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

Rateable value: £116,979.00

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

The rates are currently assessed as an industrial premise.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

To be confirmed upon completion of refurbishment works.

Viewing and further information



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943