

DETACHED WAREHOUSE / INDUSTRIAL UNIT FOR SALE



8,066 Sq. Ft. (749.60 Sq. M.)

Unit 17, Reform Road

Maidenhead

SL6 8BY

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are prominently located on Reform Road which is just off the A4 Bath Road, 5 minutes east of Maidenhead town centre.

Road communication links are excellent with Junction 8/9 of M4 approximately a mile away from the south of the town centre which provides access to Heathrow Airport and the M25 motorway. The M40 is situated within a few miles to the north (Junction 4 via A404 link road). Rail communications are good with a direct service to London Paddington and which will be further enhanced in December 2019 with Crossrail providing direct access to the West End and City of London.

Description

The premises comprise detached industrial warehouse unit with brick elevations beneath a portal frame roof, concrete floor, 3-phase power and good forecourt parking and yard to the side. At the front of the building are open planned first floor offices, kitchen and toilet facilities.

Accommodation

	Sq. Ft.	M2
Warehouse/Industrial Area	7,162	665.4
Ground Floor Offices	904	84
TOTAL	8,066	749.6

Approx gross internal area (GIA)

Terms

Price £650,000

The premises are available for sale on a long leasehold interest for an original term of 99 years from November 1968 at a current ground rental of £24,110 per annum. The lease is subject to rent reviews every 21 years based on the open market for the land only.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: To be reassessed.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C

Amenities

- Eaves height approx. 4 m rising to maximum of approx. 4.5 m
- Parking and yard
- Close to Maidenhead town centre
- Close to M4
- Close to a number of trade sales outlets including Screwfix and Jewsons

Energy Performance Rating

tbc

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk
07921 820943

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk
07818 117021

Phoebe Farrell

JLL
02070875951

Shaun Rogerson

JLL
02070875307