# DETACHED WAREHOUSE / INDUSTRIAL UNIT FOR SALE





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

Unit 17, Reform Road Maidenhead

SL6 8BY



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#### 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

**KEMPTON** 

CARR

CROFT

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