

REFURBISHED SHOWROOM/OFFICES AND INDUSTRIAL PREMISES **TO LET (MAY SELL)**



**10,972 Sq. Ft. (1,019.70 Sq. M.)
+ Mezzanine Floor**

Unit 9/10 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 2020 with Crossrail providing direct access to the West End and City of London.

Description

The property provides ground floor office/showroom space and warehouse/workshop accommodation which has been refurbished to a high standard through-out with first floor offices with car parking to the front.

A mezzanine floor has been constructed within the warehouse to create further storage space.

Accommodation

	Sq. Ft.	M2
Office/showroom and Warehouse area	9,109	846.5
First Floor Office/Reception	1,860	172.93
Mezzanine	2,348	218.2
TOTAL	13,317	727.4

Approx gross internal area (GIA)

Terms

Terms for both rental and purchase are available upon application.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £49,750.00

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.

All figures quoted are exclusive of VAT. This may be chargeable if applicable to this particular property.

Amenities

- Close to a number of National Trade Counter users
- 3 phase power
- Car Parking
- Refurbished to a high standard
- Male and Female WCs
- Flexible space

Energy Performance Rating

C-61

Viewing and further information



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