# 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



#### 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**

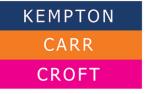


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