

# FLEXIBLE STORAGE/WORKSHOP TO LET



**From 360 sq.ft. – 1,009 sq.ft.**

Units 13 & 14 Rawcliffe House

Howarth Road

**Maidenhead**

SL6 1AP

**COST EFFECTIVE STORAGE / WORKSHOP SPACE**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The building is located within Maidenhead town centre on Howarth Road.

Junction 8/9 of the M4 motorway is within a few minutes' drive having good access to Heathrow Airport and the M25 motorway. The M40 (J4) is accessed by the A404(M) link road.

## Description

The premises comprise first floor storage / office space which lends itself to a number of uses (STP). The units are accessed via stairs or goods lift, plus forklift loading. The units have double doors suitable for a European palette and supplies good open plan clear space together with access to communal male and female toilets.

## Accommodation

	Sq. Ft.	M2
Unit 13	649	60.29
Unit 14	360	33.46
<b>TOTAL</b>	<b>1,009</b>	<b>93.75</b>

*Approx. gross internal area (GIA)*

## Terms

Unit 13 £9,750 per annum exclusive

Unit 14 £6,000 per annum exclusive

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

The units are available individually or combined on a new lease(s) to be drafted outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954 part II amended

## Business Rates

Unit 13 rateable value to be re-assessed

Unit 14 rateable value £2,736 (1<sup>st</sup> April 2017)

Prospective tenants may qualify for small business rates relief, however this should be verified by contacting the ratings officer at RBWM directly as certain criteria will apply.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

## Amenities

- 1 car parking space per unit
- Town centre location
- Flexible uses (S.T.P.)
- New Lease

## Energy Performance Rating

Unit 13 - E 118

Unit 14 - T.B.C.

## Viewing and further information



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