

TWO MODERN INDUSTRIAL WAREHOUSE UNITS **TO LET**



1,785 – 4,199 Sq. Ft.
(165.64 – 390.2 Sq. M.)

Units 9 & 10

Kings Grove Industrial Estate

Maidenhead

SL6 4DP

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

Premises are located in a well-established modern industrial estate close to Maidenhead Town Centre and the railway station which is within easy walking distance.

Description

The properties comprise middle and end terrace units available separately or together providing good clear workshop/warehouse space which are currently fitted with mezzanine floors which either can be left in situ or removed. Both units benefit from good access with pedestrian and loading doors. Eaves height of approximately 3.45 m and onsite parking for a total of approximately 6 cars.

Accommodation

| | Sq. Ft. | M ² |
|--------------------------|--------------|----------------|
| Unit 9 | | |
| Ground Floor | 1,234 | 114.4 |
| Optional Mezzanine Floor | 1,164 | 108.1 |
| TOTAL | 2,398 | 222.5 |
| Unit 10 | | |
| Ground Floor | 1,248 | 116 |
| Optional Mezzanine Floor | 553 | 51.4 |
| TOTAL | 1,801 | 165.94 |

Approx gross internal area (GIA)

Terms

Unit 9: £13,600 p.a.x.

Unit 9 (Including Mezzanine): £19,000.00 p.a.x.

Unit 10: UNDER OFFER

The units are available either together or separately on a new full repairing and insuring leases outside of the security of provisions of the landlord and tenant act.

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

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £41,500.00

Currently the premises have a single rating assessment. If the units were to be split reassessment would be required.

Rates Payable 2018/19: £20,459.50

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.

We understand the properties are not elected for VAT.

Amenities

- 6 parking spaces
- WC facilities
- 3 phase power
- Walking distance to Maidenhead Town Centre and Railway Station
- Available Christmas 2018

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

