

INDUSTRIAL UNIT **TO LET**



2,528 Sq. Ft. (234.83 Sq. M.)

Unit B, Langton Building

Maidenhead

Berks

SL6 7BN

INDUSTRIAL / WAREHOUSE UNIT

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



Location

The unit is situated on Denmark Street, forming part of Cordwallis Industrial Estate, approximately one mile north of Maidenhead Town Centre, and is readily accessible to goods vehicles via the A4 Bath Road and Cookham Road.

The unit is situated adjacent to the entrance to Central Estate having a mix of both trade and conventional industrial occupiers.

Description

The accommodation can be found to the rear of Unit A Langton Building which is a detached industrial unit of steel portal frame construction, with brick elevations. The unit is accessed via roller shutter loading doors and personnel door.

The unit benefits from ground floor reception warehouse / workshop and staff break out area / ground floor office with toilet facilities. At first floor further offices can be found with kitchen area and toilets.

Accommodation

	Sq. Ft.	M2
Total	2,528	234.83

Approx gross internal area (GIA)

Terms

Rental £27,500.00 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT Available to let on a sub-lease with terms to be agreed by negotiation

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: To be confirmed following completion of division works.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- 3 phase power
- Category II lighting
- Newly decorated throughout
- Roller shutter door
- New lease

Energy Performance Rating

To be assessed following the completion of the division works.



Viewing and further information



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