

WAREHOUSE/INDUSTRIAL UNIT TO LET



6,501 Sq. Ft. (603.90 Sq. M.)

Enavant House, Reform Road

Maidenhead

SL6 8BT

PROMINENT LOCATION

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are conveniently located on Reform Road, which is just off the A4 Bath Road, and within a few minutes walk of Maidenhead town centre and all of its facilities. Maidenhead is well located within the Thames Valley, with good road communication links with Junction 8/9 of the M4 Motorway close by, and in turn M25 Motorway at Junction 4A. Heathrow Airport is approximately 12 miles distance.

Description

The premises comprise of a ground floor/warehouse/industrial unit, having good clear open space, together with ancillary office accommodation at ground and first floor level.

Accommodation

	Sq. Ft.	M ²
Ground Floor	5,416	503.2
First Floor	1,085	100.7
TOTAL	6,501	603.9

Approx gross internal area (GIA)

Terms

Rental £60,000 p.a.x.

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

The unit is available on a new full repairing lease for a term to be agreed.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £37,500.00

Rates Payable 2018/19: £18,487.50

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 that VAT will not be chargeable.

Amenities

- Close to A4 and Town Centre
- Parking
- Flexible Space
- Close to Screwfix and Workstation
- New Flexible Lease

Energy Performance Rating

E (108)

Viewing and further information



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