

WAREHOUSE UNIT /INDUSTRIAL PREMISES **TO LET**



4,838 Sq. Ft. (449.46 Sq. M.)

Unit 4 Clivemont Road
Cordwallis Industrial Estate

Maidenhead

SL6 7BU

TO BE REFURBISHED

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit is located within the established Cordwallis Industrial Estate, approximately one mile north of Maidenhead Town Centre. Principle access is via Cookham Road which links to the A4 (Bath Road) to the south and the A308 to the north.

Description

The property comprises of an end of terrace industrial warehouse of steel portal frame with brick and profile metal clad elevations, accessed via a full height roller shutter loading door and one pedestrian access door.

The unit is to be comprehensively refurbished by the Landlord.

Accommodation

	Sq. Ft.	M2
Ground Floor	4,838	449.46

Approx gross internal area (GIA)

Terms

Rental: £10.50 psf.

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

Service charge: The unit is subject to an annual service charge of which the budget is available on request.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £43,500.00

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.

Amenities

- Ground Floor Offices/Reception
- 6m Eaves Height
- Demised Car Parking

Energy Performance Rating

B (31)



Viewing and further information



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