

# INDUSTRIAL UNIT **TO LET**



**2,794 Sq. Ft. (259.49 Sq. M.)**

Unit 2, Central Estate

Denmark Street

**Maidenhead**

**Berks**

SL6 7BN

**INDUSTRIAL / WAREHOUSE UNIT**

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



## Location

The unit is situated on Denmark Street, forming part of Central 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 near the entrance to Central Estate having a mix of both trade and conventional industrial occupiers such as Euro Car Parts.

## Description

The accommodation forms one part of a pair of industrial units to the left when entering the estate with steel portal frame construction and metal sheet cladded elevations. The unit is accessed via roller shutter loading doors and personnel door to side.

The unit benefits from ground floor reception, male and female WC, warehouse / workshop and staff break out area. At first floor further offices can be found with kitchenette.

The unit will be newly decorated and carpeted. Works are currently being undertaken by the landlords of this effect.

## Accommodation

	Sq. Ft.	M2
<b>Ground floor Warehouse</b>	2220	206.23
<b>Reception and ancillary</b>	287	26.63
<b>First floor breakout / kitchenette</b>	287	26.63
<b>Total</b>	2,794	259.49

*Approx gross internal area (GIA)*

## Terms

The unit is available on a new effective full repairing and insuring lease at a rental of £34,950.00 per annum

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: £28,750 per annum, with approximate payable rate of £14,490.

The amount payable should be verified with RBWM as some occupants may qualify for a reduction in this amount.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Energy Performance Rating

To be assessed following the installation of LED lighting.



## Viewing and further information



**David Pearce**

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943



**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

