

INDUSTRIAL/WAREHOUSE UNIT **TO LET**



4,340 Sq. Ft. (403.20 Sq. M.)

Unit I Boyn Valley Industrial Estate

Boyn Valley Road

Maidenhead

Berkshire

SL6 4EJ

WITH SECURE YARD

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Boyn Valley Industrial Estate is located close to Maidenhead town centre and within easy walking distance of the train station providing services to London Paddington.

Description

The property comprises light industrial warehouse with 2 roller shutter loading doors. The yard benefits from entrance and exit points. The unit is of traditional brick construction set beneath a metal pitched roof. Internally, the accommodation comprises open plan industrial area and private WC facilities.

Accommodation

	Sq. Ft.	M2
TOTAL	4,320	403.20

Approx gross internal area (GIA)

Terms

Rental: £36,950.00 pax

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

Service charge: T.B.C

The unit is available on a new lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £28,000.00

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

- 2 Roller Shutter Doors
- WC Facilities
- Good Parking
- Secure Yard

Energy Performance Rating

D-81



Viewing and further information

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