# 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** 



#### 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

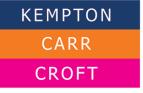


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PROPERTY CONSULTANTS