

# INDUSTRIAL/TRADE COUNTER UNIT TO LET



**6,113 Sq. Ft. (567.92 Sq. M.)**

Unit 1 Priors Way Industrial Estate

Priors Way

**Maidenhead**

Berkshire

SL6 2HP

**WITH TWO STOREY OFFICES, PARKING AND LOADING  
PROVISION**

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



## Location

The unit is located approximately one kilometre from Junction 8/9 of the M4 motorway on Priors Way, Maidenhead. The property is accessed via the A308 Windsor Road providing easy and direct access to Maidenhead and Windsor town centres and the surrounding areas.

Slough is approximately 6 miles to the east, Reading 10 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

## Accommodation

	Sq. Ft.	M2
Warehouse	5,035	467.77
Ground Floor Offices	539	50.07
First Floor Offices	539	50.07
<b>TOTAL</b>	<b>6,113</b>	<b>567.92</b>

*Approx gross internal area (GIA)*

## Amenities

The property is to be fully refurbished to include the following amenities:

- 6.0m clear height, rising to an Apex height of 7.5m
- Excellent natural light
- 3 phase power
- Gas blower heater
- Large loading door (5.5m x 5.0m)
- Designated on-site car parking and loading
- Two storey offices

## Terms

Rental: £12.50 psf

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

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £54,000

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.

## Energy Performance Rating

Under refurbishment



## Viewing and further information



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