

# WAREHOUSE / INDUSTRIAL UNIT TO LET



**9,269 Sq. Ft. (861.12 Sq. M.)**

Unit 8 Cordwallis Park

Clivemont Road

**Maidenhead**

SL6 7BU

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



## Location

Cordwallis Park is an established business campus comprising approximately 150,000 sq ft of business space and warehouse accommodation.

## Description

Unit 8 provides modern warehouse and production accommodation with offices at first floor level, designated loading bay and ample car parking.

The unit will be refurbished throughout by the landlords.

## Accommodation

Unit 8	Sq. Ft.	M2
Ground floor warehouse (inc ground floor undercoft space below offices)	7,767	721.55
First floor offices	1,502	139.57
<b>TOTAL</b>	<b>9,269</b>	<b>861.12</b>

*Approx gross internal area (GIA)*

## Terms

Rental: POA

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

## Business Rates

The billing authority is The Royal Borough of Windsor and Maidenhead

Rateable value: £86,000

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.

## Amenities

- 6m min eaves
- Electric loading door
- Three Phase Power
- Newly decorated offices with new suspended ceilings incorporating new LED lighting, new carpeting, and gas fired central heating

## Energy Performance Rating

D(80)



## Viewing and further information



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