

# BUSINESS/WAREHOUSE UNIT **TO LET**



**5,328 – 14,597 Sq. Ft.**  
**(494.99 – 1,356.11 Sq. M.)**

Units 8 & 9 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 combining approximately 150,000 sq ft of business space and warehouse accommodation.

## Description

Units 8 & 9 provide modern warehouse and production accommodation with two storey offices, designated loading bays and ample car parking.

Unit 9 has a mezzanine floor which can be left in-situ to provide an additional 1,645sq.ft.

Units 8 & 9 could be combined or let individually.

## Accommodation

Unit 8	Sq. Ft.	M2
Ground floor warehouse (inc ground floor offices)	7,767	721.55
First floor offices	1,502	139.57
<b>TOTAL</b>	<b>9,269</b>	<b>861.12</b>
Unit 9	Sq. Ft	M2
Ground floor warehouse (inc ground floor offices)	4,532	421.05
First floor office	796	73.94
<b>Total</b>	<b>5,328</b>	<b>494.99</b>
<b>COMBINED TOTAL</b>	<b>14,597</b>	<b>1,356.11</b>

*Approx gross internal area (GIA)*

## Terms

Rental: POA

The above rents are 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:

Unit 8 £86,000

Unit 9 £59,000

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 eaves
- Fully fitted offices with comfort cooling, suspended ceilings, carpeting, and gas fired central heating
- Electric loading doors
- Three Phase

## Energy Performance Rating

D(80)



## Viewing and further information



PROPERTY CONSULTANTS

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