

LIGHT INDUSTRIAL UNIT TO LET



3,793 Sq. Ft. (352.40 Sq. M.)

Gretal Works
158 Blackamoor Lane

Maidenhead

Berkshire
SL6 8RN

TO BE REFURBISHED

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located in Blackamoor Lane, a mixed commercial and residential area approximately 1.5 miles to the north of Maidenhead Town Centre.

Maidenhead benefits from excellent road communications being 2 miles from Junction 8/9 of the M4 Motorway.

Description

The premises comprise a self-contained ground floor unit suitable for light industrial use.

A double loading door is located to the front of the property, approximately 2.5 metres in height.

Accommodation

	Sq. Ft.	M2
Light Industrial Unit	3,793	352.35
TOTAL	3,793	352.35

Approx gross internal area (GIA) – Floor area to be confirmed

Terms

Rent: £10.00 psf per annum exclusive

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

The premises is made available on a new lease outside the Security of Tenure Provision of the Landlord and Tenant Act 1954 Part II.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £34,500

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

- To be refurbished
- On site parking
- WC facilities
- Flexible terms

Energy Performance Rating

Tbc following refurbishment

Viewing and further information

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