

# HIGH QUALITY INDUSTRIAL UNIT TO LET



**4,950** sq.ft. (**459.85** sq.m.) Approx G.I.A.

7 Kings Grove Industrial Estate

Kings Grove

**Maidenhead**

Berkshire

SL6 4DP

**GATED TOWN CENTRE INDUSTRIAL ESTATE**

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



## Location

Kings Grove Industrial Estate is a gated estate, located near to Maidenhead town centre and within walking distance of the train station, providing services to London Paddington. Access to the M4 via the A308 is only c2.5miles and access to the M40 is within a short distance via the A404.

## Description

The property is of steel portal frame with impressive brick elevations, giving a headquarters feel to a smaller occupier. The accommodation comprises large glazed reception, warehouse, first floor offices, and toilets at ground and first floor level.

The unit presents incredibly well having recently undergone refurbishment and redecoration throughout including the warehouse floor. New carpeting throughout and new space heating within the warehouse.

Externally the unit benefits from 10 allocated car parking spaces. Additional car parking is available by way of separate negotiation nearby, if required.

## Accommodation

	Sq. Ft.	M2
Ground floor	3,477	323.01
Frist floor	1,473	136.84
TOTAL	4,950	459.85

*Approx gross internal area (GIA)*

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £47,988.00

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

## Terms

Rental £12.75psf per annum exclusive

The above rent is exclusive of business rates, estate charge, insurance and utilities, and is subject to VAT.

Estate charge £TBC

Building insurance is circa £1,518 per annum, the premium will change to reflect tenants proposed use.

The unit is available on a new lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Large reception
- WC facilities ground and first floors
- Electric roller shutter door to warehouse
- New gas space heating to warehouse
- Air cooling to first floor offices
- 10 car parking spaces
- Gated estate

## Energy Performance Rating

D-81



## Viewing and further information

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