

# HIGH QUALITY REFURBISHED INDUSTRIAL UNIT - TO LET



**3,719** sq.ft. (**345.49** sq.m.)

9 Kings Grove Industrial Estate

Kings Grove

**Maidenhead**

Berkshire

SL6 4DP

**TOWN CENTRE GATED 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 reception, warehouse, first floor offices, and toilets at ground and first floor level.

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	2,189	203.4
First Floor	1,530	142.09
TOTAL	3,719	345.49

*Approx gross internal area (GIA)*

## Terms

Rental £12.75psf per annum exclusive

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

Estate charge TBC.

Building insurance is circa £1,500 per annum

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

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable value: £41,546.00

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

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Reception
- WC facilities ground and first floors
- Electric roller shutter door to warehouse
- Radiator heating to first floor offices
- 10 car parking spaces
- Gated industrial estate

## Energy Performance Rating

TBC



## Viewing and further information

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