

# STAND-ALONE INDUSTRIAL / TRADE COUNTER UNIT **TO LET**



**5,855 Sq.Ft. (543.95 Sq.M.)** approx G.I.A.

Unit 6 Priors Way Industrial Estate

Priors Way

**Maidenhead**

Berkshire

SL6 2HP

**COMPREHENSIVELY REFURBISHED**

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



## Location

Priors Way Industrial Estate is located approximately half a mile from Junction 8/9 of the M4 motorway on Priors Way. The estate is accessed via the A308 Windsor Road providing easy access to Maidenhead and Windsor town centres and the surrounding areas.

Slough is approximately 6 miles to the east, Reading 10 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

## Accommodation

	Sq. Ft.	M2
Warehouse/GF	4,431	464.00
Ground Floor Offices	712	66.14
First Floor Offices	712	66.14
<b>TOTAL</b>	<b>5,855</b>	<b>543.92</b>

*Approx gross internal area (GIA)*

## Amenities

The property includes the following amenities:

- 6.0m clear height, rising to an Apex height of 7.5m
- New electric loading door to be installed (5.5m x 5.0m)
- Large car parking and loading provision
- Newly refurbished first floor office with AC
- Newly fitted WC & shower facilities



## Terms

Rental: £14.50 psf

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

Estimates service charge: £6,733.25 pa

Buildings Insurance: TBC pa

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: TBC following refurbishment.

We suggest the amount, 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.

## Energy Performance Rating

Under refurbishment



## Viewing and further information



PROPERTY CONSULTANTS

**Maria Hoadley**

[maria.hoadley@kemptoncarr.co.uk](mailto:maria.hoadley@kemptoncarr.co.uk)

07766 364078

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

**Shaun Rogerson, JLL**

[shaun.rogerson@eu.jll.com](mailto:shaun.rogerson@eu.jll.com)