

WAREHOUSE/INDUSTRIAL UNIT **TO LET**



6,514 Sq. Ft. (605.15 Sq. M.)

Unit 11 Cordwallis Business Park

Maidenhead

SL6 7BU

ESTABLISHED TOWN CENTRE BUSINESS PARK

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Rail Station provides a regular service to London Paddington to the east and Reading to the west. Junction 8/9 of the M4 motorway is within a few minutes drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) link road.

Description

Cordwallis Business Park is an established business campus combining approximately 150,000 sq ft of business/warehouse accommodation. Unit 11 comprises ground floor warehouse accommodation with integral two storey offices.

Accommodation

	Sq. Ft.	M2
Ground Floor	5,606	520.79
First Floor Office	908	84.36
TOTAL	6,514	605.15

Approx gross internal area (GIA)

Terms

Rental: £15.00psf

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

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £78,500

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Amenities

WAREHOUSE

- 5.9m eaves to underside of haunch
- Full height electric up and over door
- 3-phase power and gas supply
- High bay lighting

OFFICES

- Two storey offices
- Suspended ceilings with inset lighting
- Gas central heating
- Male/Female WCs

EXTERNAL

- Generous demised car parking

Energy Performance Rating

B (49)



Viewing and further information



PROPERTY CONSULTANTS

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