

# WAREHOUSE/INDUSTRIAL UNIT **TO LET**



**6,497 Sq. Ft. (603.59 Sq. M.)**

Unit 11 Cordwallis Business Park

**Maidenhead**

SL6 7BU

**ESTABLISHED TOWN CENTRE BUSINESS PARK**

[kemptoncarr.co.uk](http://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 Offices	1,004	93.37
Ground Floor Warehouse	4,554	423.08
First Floor Offices	939	87.2
<b>TOTAL</b>	<b>6,497</b>	<b>603.6</b>

*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: £59,000.00

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

C (71)



## Viewing and further information



PROPERTY CONSULTANTS

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