

HIGH QUALITY INDUSTRIAL UNIT TO LET



4,110 sq.ft. (**381.82** sq.m.) Approx G.I.A.

6 Kings Grove Industrial Estate

Kings Grove

Maidenhead

Berkshire

SL6 4DP

GATED TOWN CENTRE INDUSTRIAL ESTATE

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 2.5 miles and access to the M40 is within a short distance via the A404.

Description

This brick built single storey warehouse/storage unit once refurbished will comprise open plan accommodation with loading facilities, wc's and kitchenette.

The unit will be refurbished and available from end of December 2021.

Externally the unit benefits from 8 allocated car parking spaces. Additional car parking is available by way of separate negotiation nearby, if required.

Accommodation

| | Sq. Ft. | M2 |
|-----------|---------|--------|
| Warehouse | 4,110 | 381.82 |

Approx gross internal area (GIA)

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £12,318

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

Terms

Rental £11.50 psf per annum exclusive

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

Estate service charge figures will be provided separately.

Buildings insurance premium 2021 - £1,766 pa. The insurance premium will change dependent on user.

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

- To be refurbished
- Concertina loading door
- WC facilities
- Heating to warehouse
- 8 on site parking spaces
- Gated estate

Energy Performance Rating

TBC

Viewing and further information

Maria Hoadley

maria.hoadley@kemptoncarr.co.uk

07766 364078

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

