

Clivemont Park, Clivemont Road, Maidenhead, Berkshire SL6 7DE

ONLY 2 UNITS
REMAINING
TO LET



NEW BUILD LIGHT INDUSTRIAL AND
WAREHOUSE UNITS FROM 2,271 - 6,224 SQ. FT.





LOCATION

Maidenhead is a prosperous commercial town in the heart of the Thames Valley, located approximately 30 miles west of London and 16 miles to the west of Heathrow Airport.

The Estate is positioned 2.5 miles north of J8/9 M4 which provides easy access onto the M25, A404 and M40.

DESCRIPTION

The estate is located on the newly resurfaced Clivemont Road which can be accessed directly from either Cookham Road or Cordwallis Road.

The Estate consists of 6 industrial units across two terraces together with 44 car parking spaces.

Planning for B2, B8 and Class E (formally B1c) with ability to combine units and with landscaped environment.

ACCOMMODATION

	Sq.Ft	M2	EPC	Status
UNIT 1	5,434	504.8	A22	LET
UNIT 2	2,607	242.2	A21	LET
UNIT 3	2,517	233.8	A22	LET
UNIT 4	3,832	356.0	A24	LET
UNIT 5	2,271	210.98	A22	Available
UNIT 6	3,953	367.23	A20	Available

Approx gross external area (GEA)

TERMS

Rental: POA.

The units are available in isolation or combined, on a leasehold basis on new FRI leases direct from the landlord.

Estate charge is estimated at £0.85p psf

BUSINESS RATES

The billing authority is The Royal Borough of Windsor and Maidenhead

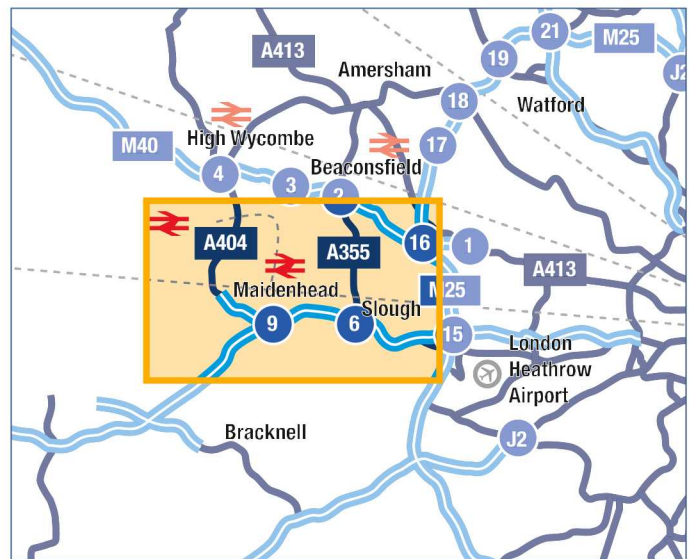
Rateable value: TBC

We suggest these amounts, 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.
The Estate is elected to pay VAT.

Misrepresentation Clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements of representations of fact. All prices and rents quoted are exclusive of VAT. July 2022



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