

# LIGHT INDUSTRIAL / WAREHOUSE UNIT TO LET



**1,160 Sq. Ft. (107.80 Sq. M.) approx. G.I.A.**

Front Unit, 78 Portlock Road

**Maidenhead**

**Berks**

SL6 6DZ

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



## Location

The premises are conveniently located just off Castle Hill (A4) to the west of Maidenhead Town Centre. Local road links are good, with the A4 close by, which in turn links with the A404M, and in turn the M4 Motorway (Junction 8/9) and the M40 Motorway to the north (J4).

Maidenhead town centre is a short distance away, providing good local banking and shopping facilities, together with Maidenhead railway station providing an excellent service to London (Paddington).

## Description

The premises comprise ground floor workshop/warehouse unit, accessed via electric roller-shutter doors. Internally the unit benefits from suspended ceilings incorporating fluorescent lighting, WC and kitchen facilities.

Outside there is allocated car parking for 4 vehicles.

## Accommodation

	Sq. Ft.	Sq.M.
Unit	1,160	107.8

*Approx gross internal area (GIA)*

## Terms

Rental £14,750 p.a.x.

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

The unit is available on a flexible new lease for a term to be agreed outside the Security Provisions of the Landlord and Tenant Act 1954 Part II

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £9,300

There may be small business relief available to qualifying occupiers.

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.

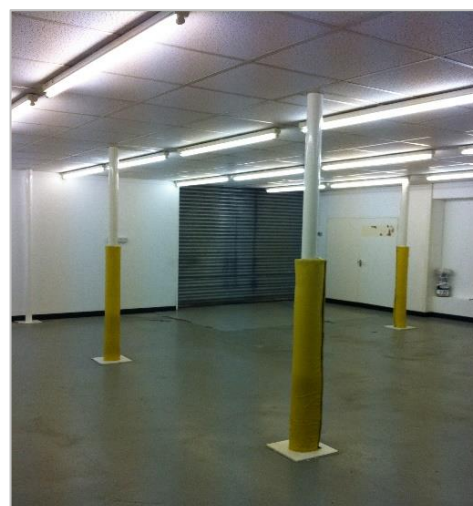
All figures quoted are exclusive of VAT which will apply to this transaction.

## Amenities

- 4 allocated car parking spaces
- Available from 1st April 2022

## Energy Performance Rating

TBC



## Viewing and further information

**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

