

MODERN INDUSTRIAL / WAREHOUSE UNIT - **TO LET**



4,822 sq.ft. (**447.98** sq.m.) Approx G.I.A.

Unit 6 Clivemont Road
Cordwallis Industrial Estate

Maidenhead

Berkshire

SL6 7BU

WITH 6 METRE EAVES HEIGHT AND 11 PARKING SPACES

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit is situated on the established Cordwallis Industrial Estate, approximately one mile north of Maidenhead Town Centre, and is readily accessible to goods vehicles via the A4 Bath Road and Cookham Road.

Description

The property is an end of terraced industrial unit of steel portal frame construction, with brick and profile metal cladding elevations. The unit is accessed via a full height roller shutter loading door, plus two pedestrian access doors. The unit benefits from excellent car parking.

Accommodation

	Sq. Ft.	M2
Office and Annex	1,924	178.79
Warehouse	2,898	269.19
Total	4,822	447.98

Approx gross internal area (GIA)

NB: The landlords will consider removing the blockwork offices to increase the warehousing space, should it be required by a prospective tenant.

Terms

Rental: £13.75psf

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

The unit is available on a new lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 at a rent to be agreed.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £44,981

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

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- 6m eaves height
- 11 car parking spaces
- Refurbished WC facilities

Energy Performance Rating

TBC



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

KEMPTON

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CROFT

PROPERTY CONSULTANTS