

INDUSTRIAL / BUSINESS UNIT - TO LET



2,000 Sq. Ft. (186 Sq. M.) approx. G.I.A.

Unit 4 Maidenhead Enterprise Centre

Cordwallis Street

Maidenhead

Berks

SL6 7BE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Maidenhead Enterprise Centre is situated on Cordwallis Industrial Estate to the north of Maidenhead Town Centre, off Gringer Hill, leading to the Marlow Road (A308). Access to the national motorway system is via the M4 at Junction 8/9, approximately 1.5 miles south of Maidenhead Town Centre.

Maidenhead mainline station provides frequent direct rail services to London Paddington and Reading which has been further enhanced by the arrival of Cross Rail. The town benefits from its proximity to London Heathrow Airport which is located 15 miles to the southeast.

Description

Unit 4 Maidenhead Enterprise Centre is a self-contained business unit. The ground floor of the unit will be finished to shell specification and benefits from 2.7 metre clear height with tenant access to power operated loading door. The first floor is fitted out as offices with toilet/kitchen facilities and will be newly decorated throughout.

The unit benefits from good natural light to the first floor offices, which are modern and open plan. There are toilet facilities at ground & first floor levels.

The estate has security fencing with access gates leading to Cordwallis Street at the front of the development.

Accommodation

	Sq. Ft.	Sq.M.
Ground Floor	1,000	93
First Floor	1,000	93
TOTAL	2,000	186

Approx gross internal area (GIA)

Terms

Rental £13.50psf

The above rents are exclusive of business rates, service charge (last three years expenditure available upon request), insurance and utilities, and may be subject to VAT. Current service charge budget is £3,786.30 plus VAT per annum.

The unit is available on a new lease 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: £20,250

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

- Three phase electrics
- Electronically operated roller shutter doors
- Parking and cycle racks
- Toilet facilities
- CCTV security camera system to estate
- 2 Car parking spaces

Energy Performance Rating

C-75

Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

