

# WAREHOUSE/ INDUSTRIAL UNIT **TO LET**



**5,671** Sq.Ft. (**526.80** Sq.M.) approx G.I.A.

Unit 12 Cordwallis Business Park

**Maidenhead**

**Berkshire**

SL6 7BU

**MODERN, HIGH QUALITY UNIT**

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



## Location

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Railway Station provides a regular service to London Paddington to the east and Reading to the west. Junction 8/9 of the M4 motorway is within a few minutes' drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) link road.

## Description

The unit can be found within Cordwallis Business Park, Maidenhead's premier industrial estate. The unit is end of terrace and comprises reception, ancillary, warehouse, first floor WCs and office. Externally the unit benefits from separated car parking and loading areas.

## Accommodation

	Sq. Ft.	M2
Ground Floor	4,758	442.01
First Floor Office	913	84.79
<b>TOTAL</b>	<b>5,671</b>	<b>526.80</b>

*Approx gross internal area (GIA)*

## Terms

Rental: POA

Rent will be exclusive of business rates, service charges, insurance and utilities, and is subject to VAT.

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed direct from the landlords.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £72,000

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Amenities

### WAREHOUSE

- 5.9m eaves
- Full height electric up and over roller shutter door
- 3-phase power
- Gas supply
- High bay lighting

### OFFICES

- First floor offices
- Suspended ceilings with recessed lighting
- Gas central heating
- Male/Female WCs

### EXTERNAL

- Generous demised car parking
- Separate loading bay

## Energy Performance Rating B (47)



## Viewing and further information



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