

SHOWROOM / OFFICES & INDUSTRIAL INVESTMENT OPPORTUNITY - **FOR SALE**



10,972 Sq.Ft. (1,019.70 Sq.M.)
& Mezzanine Floor approx G.I.A.

Unit 9/10 Reform Road

Maidenhead

Berks

SL6 8BY

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are prominently located on Reform Road which is just off the A4 Bath Road, 5 minutes east of Maidenhead town centre.

Road communication links are excellent with Junction 8/9 of M4 approximately a mile away from the south of the town centre which provides access to Heathrow Airport and the M25 motorway. The M40 is situated within a few miles to the north (Junction 4 via A404 link road). Rail communications are good with a direct service to London Paddington and which will be further enhanced in 2020 with Crossrail providing direct access to the West End and City of London.

Description

The property provides ground floor showroom, warehouse/workshop accommodation which has been maintained to a high standard through-out, with first floor offices. Externally the unit benefits from car parking to the front, there is also access to the right side of the unit for loading.

A mezzanine floor has been constructed within the warehouse to create further storage space, again the mezzanine floor was installed to a high standard.

Accommodation

	Sq. Ft.	M2
Showroom and Warehouse area	9,109	846.5
First Floor Office/Reception	1,860	172.93
Mezzanine floor	2,348	218.2
TOTAL	13,317	727.4

Approx gross internal area (G.I.A.)

Terms

The benefit of the remaining long lease is offered FOR SALE with the current tenant, with offers in the region of £1,000,000 being sought. The ground leases are :-

Unit 9 – Commenced 1st January 1965 to expire 31st December 2054, current ground rent paid being £7,750 per annum.

Unit 10 – Commenced 21st May 1968 to expire 20th May 2067 current ground rent paid being £10,100 per annum.

The current tenant, Thames Hospice have a 10 year lease, drafted outside the security provisions of the LL&T Act, which commenced 2019 with a tenant only break clause at 2024. The passing rent is £70,000 per annum. It is felt there is clear rental growth upon the next upward only rent review in 2024.

Local Authority

The billing authority is The Royal Borough of Windsor & Maidenhead

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT. VAT will be chargeable.

Amenities

- Central location
- 3 phase power
- Car Parking
- Refurbished to a high standard
- Male and Female WCs & shower

Energy Performance Rating

C-61

Viewing and further information



Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS