

TOWN CENTRE INDUSTRIAL UNIT FOR SALE



8,502Sq.Ft. (789.79Sq.M.) approx G.I.A.

2A Howarth Road

Maidenhead

Berkshire

SL6 1AP

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location & Description

The property is located within Howarth Road just off Stafferton Way, the link road connecting the A308 through to the A4, providing excellent access to the town. Maidenhead town centre is within a quarter of a mile and the property is located in a well-established, Industrial / Retail area.

Maidenhead is strategically located within the Thames Valley. There is an excellent railway service to London and with the benefit of Crossrail.

The property is modern in appearance with metal profile cladding, three roller shutter doors, providing access to ground floor workshop / warehouse with offices at ground and first floor level. Externally there is ample car parking within private fenced yard.

Accommodation *Approx gross internal area (GIA)*

	Sq. Ft.	M2
Ground floor offices and ancillary	1317	122.35
First floor office and ancillary	1317	122.35
Main Warehouse	4,351	404.26
Secondary warehouse	1,043	96.85
Staff Room (within warehouse)	237	21.99
Storage over staff room	237	21.99
TOTAL	8,502	789.79

Terms

The property is held on a long lease from the Royal Borough of Maidenhead & Windsor for a term of 125 years from 31st March 1987, a peppercorn ground rent is payable.

BEST-BIDS have been called for. Any bid is to be made in writing by midday Friday 24th February 2023, in excess of £1,600,000.

Best Bid emails must have the purchasers name, proof of funds and confirmation of any terms to the offer, along with confirmation of timings.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Current Rateable value: £73,000.00

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.

Amenities

- 3 phase power
- 3 Roller-Shutter doors
- Ample Parking / secure yard
- Town Centre Location

Energy Performance Rating

C-74

Viewing and further information



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