



WINDSOR TRADE CENTRE

Windsor | SL4 4LE



TO LET

**3,541 -
17,266 sq ft**

**A well located terrace of industrial warehouse
units with good on site parking, fully refurbished**



WINDSOR TRADE CENTRE

LOCATION

Fairacres is located on the outskirts of Windsor, two miles west of the Town Centre. The property is on a prominent corner position of Dedworth Road and Tinkers Lane bounded to the west and south by the remainder of the Fairacres Industrial Estate, close by to Tesco's, neighbourhood parades, and a large residential catchment.

The town benefits from excellent transport links due to its proximity to the M4. Both the A308 and A355 connect Windsor to the M4, which is less than 3.5 miles to the north at Junction 6. The M3 is 11 miles to the south and both motorways connect the town to the M25 and the wider motorway network. Maidenhead is within easy distance as is Heathrow Airport.

Postcode: SL4 4LE

Location

Description

Accommodation

Contact



CLICK TO VIEW GOOGLE MAP



Drive Times

M4 Junction 6	7 mins
Windsor	7 mins
M25 Junction 15	15 mins
M1 Junction 6a	33 mins
Central London	approx 50-60 mins



DESCRIPTION

A modern terrace of industrial warehouse units with good on site parking, loading bays, ancillary offices, 3 phase power and a clear portal span roof with sky panels. Good road frontage in an attractive part of the town, with convenient road access. This is amongst the most popular industrial estates in Windsor.

Key features



Good parking



Ancillary offices



Three phase power



Immediate availability

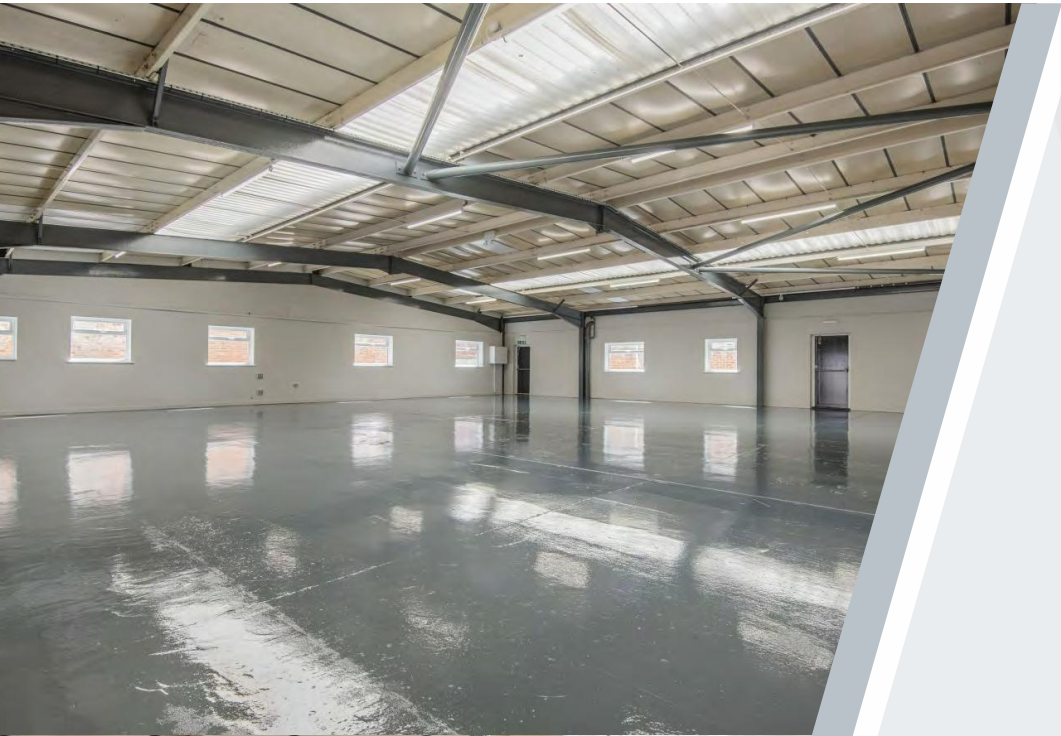


Clear portal span roof with sky panels



Excellent transport links to London and the M4

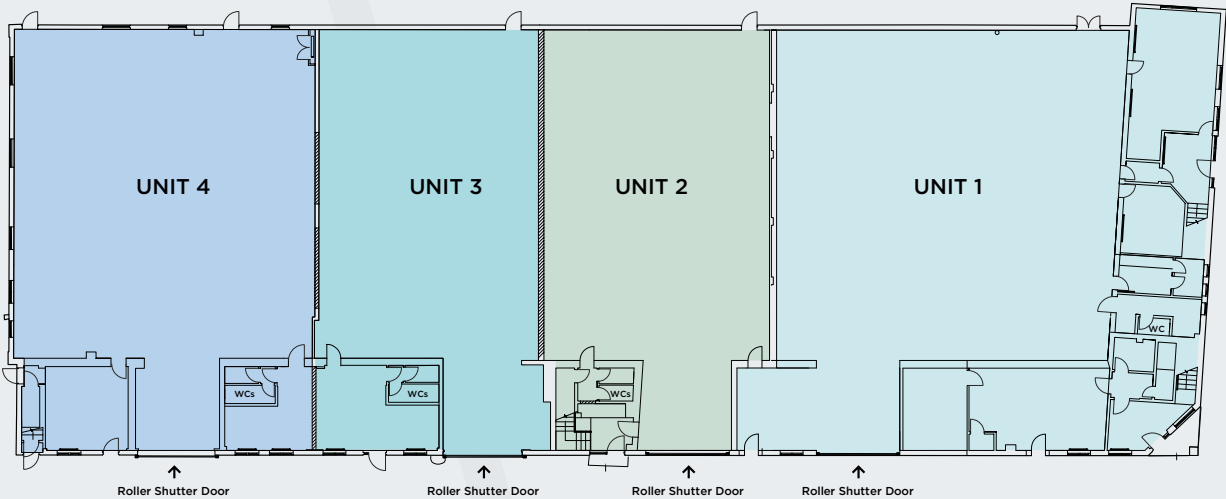




ACCOMMODATION

Please note the floor areas provided are subject to on site check measurement and for initial guidance only.

Unit	Total area	First floor office
Unit 1	4,721 sq ft	771 sq ft
Unit 2	3,541 sq ft	625 sq ft
Unit 3	3,574 sq ft	592 sq ft
Unit 4	5,479 sq ft	958 sq ft





BUSINESS RATES

Being assessed.

EPC

Currently showing a Grade D to E.

TERMS

New leases are available at open market rents subject to lease length, use and financial status.

FURTHER INFORMATION

Strictly through joint sole agents.

KEMPTON

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CROFT

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