

MODERN INDUSTRIAL / WAREHOUSE UNIT - **TO LET**



4,421 sq.ft. (410.72 sq.m.) Approx G.I.A.

Unit 2 Windsor Trading Estate

Dedworth Road

Windsor

Berkshire

SL4 4LE

SUITABLE FOR A VARIETY OF USES S.T.P.

kemptoncarr.co.uk | Windsor office 01753 851251



Location

Windsor forms part of The Royal Borough of Windsor & Maidenhead and 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 of Junction 6. The M3 is 11 miles to the south and both motorways connect the town to the M25 and the wider motorway network.

Description

The property comprises of a recently refurbished industrial/trade counter unit and benefits from a single roller shutter door and dedicated loading bay. Clear portal frame warehouse with minimum clear internal heights between 3.0m. Integral ancillary offices with separate pedestrian access and good natural light throughout. The unit further benefits from allocated customer/staff parking.

Accommodation

	Sq. Ft.	M2
Office	1,436 sq.ft	133 m2
Warehouse	2,985 sq.ft	277 m2
Total	4,421 sq.ft	410 m2

Approx gross internal area (GIA)

Terms

Rental: £69,000 per annum exclusive

The rent is exclusive of business rates, estate charge, insurance and utilities, and is subject to VAT.

The unit is available on a new lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 at a rent to be agreed.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £34,142

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Three phase power supply
- 6 car parking spaces
- WC facilities
- Clear portal span roof with sky panels

Energy Performance Rating

tbc



Viewing and further information

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