

WAREHOUSE / INDUSTRIAL UNIT

**UNDER
REFURBISHMENT
TO LET**



1,459 Sq.Ft. (135.56 Sq.M.) approx. G.I.A.

Unit D Gladstone Estate

Denmark Street

Maidenhead

Berks

SL6 7XJ

TOWN CENTRE UNIT WITH 3 CAR PARKING SPACES

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit is located within the Gladstone Estate, which forms part of the established Cordwallis Industrial area, approximately one mile north of Maidenhead Town Centre. Principal access is via Cookham Road which links to the A4 (Bath Road) to the south and the A308 to the north.

Description

The unit is comprised of workshop / storage space with WC facilities. The unit is accessed via roller shutter loading door, plus strong pedestrian access door.

Externally the unit benefits from 3 car parking spaces and loading bay. It is not suitable for motor trade.

The unit is undergoing refurbishment.

Accommodation

	Sq. Ft.	M2
Warehouse and WC's	1,459	135.56

Approx gross internal area (GIA)

Energy Performance Rating

A-25

Terms

Rental: £21,000 per annum exclusive

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

Estate charge:

Annual Circa £500 dependent on expenditure etc.

Buildings Insurance:

The current premium is £705.51, subject to review

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £TBC

We suggest the amount, 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. The property is elected to pay VAT.

Viewing and further information



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