

INDUSTRIAL WAREHOUSE UNIT TO LET



15,643Sq.Ft. (1,453.8Sq.M.)approx. G.I.A.

Unit 5 Priors Way Industrial Estate
Priors Way

Maidenhead

Berkshire

SL6 2HP

AMPLE CAR PARKING TO FRONT, PLUS LARGE ENCLOSED YARD

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location / Description

The unit is located within the Priors Way Industrial Estate, which is approximately less than 1 mile from J8/9 of the M4 motorway. The Estate is accessed via the A308 Windsor Road providing easy and direct access onto Maidenhead and Windsor town centres and the surrounding areas.

Slough is approximately 6 miles to the east, Reading 10 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

The unit is accessed via feature glass atrium and separate personnel double doors to the front. To the rear there are two loading doors and further personnel entrance. The unit provides open plan warehousing space, with ground and first floor offices / ancillary space.

Accommodation

	Sq. Ft.	M2
Warehouse	13,475.82	1,252.4
First Floor Offices	2,167	201.4
TOTAL	15,642.88	1,453.8

Approx gross internal area (GIA)

Amenities

The property is currently refurbished to include the following amenities:

- 6.0m clear height, rising to an Apex height of 7.5m
- 2 new electric loading doors (5.5m x 5.0m)
- 3 phase power
- Two storey offices
- Large yard area in addition to car parking to front

Terms

Quoting Rent: £14.75psf per annum exclusive

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

Service charge: Circa £0.89p psf per annum

Insurance: Circa £2,842 per annum

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

The current ratable value is £180,000

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.

Energy Performance Rating

B-30



Viewing and further information



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