

# STORAGE / WORKSHOP UNIT TO LET



**1,100**Sq.Ft. (**102.2**Sq.M.) approx. G.I.A.

Ground Floor Unit 2 Maidenhead Enterprise Centre  
Cordwallis Street

**Maidenhead**

SL6 7BE

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Maidenhead Enterprise Centre is situated on Cordwallis Street which is within a well-established commercial area some 1/2 mile to north of Maidenhead Town Centre. The town benefits from excellent transport links being adjacent to the M4 Junction 8/9 and having direct access to Junction 4 of the M40 via the A404 dual carriageway.

Maidenhead mainline station provides frequent direct rail services to London Paddington and Reading and benefits from being part of The Elizabeth Line. The town also benefits from its proximity to London Heathrow Airport which is located 15 miles to the south east.

## Description

The ground floor of Unit 2 Maidenhead Enterprise Centre provides good quality self-contained storage accommodation with a 2.7 metre internal clear height.

There are toilet and kitchenette facilities within and one allocated parking space to the front of the unit.

The estate is secured by metal palisade fencing with access gates leading to Cordwallis Street.

## Accommodation

	Sq. Ft.	M2
<b>TOTAL</b>	<b>1,100</b>	<b>102.2</b>

*Approx gross internal area (GIA)*

## Energy Performance Rating

C-69

## Terms

Rental: £13.50 psf per annum exclusive

Service Charge: tbc

The above rents are exclusive of business rates, service charges, insurance and utilities, and are subject to VAT

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £12,000

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 electrics and lighting to ground floor
- WC and kitchenette facilities
- Electrically operated roller shutter door
- Ground Floor Loading up to 450 lbs per sqft
- Allocated Parking and Cycle Racks
- On Site CCTV security camera system

## Caveat

Please note that the photos used for this brochure are indicative of units on the Estate.

## Viewing and further information

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