

MODERN WAREHOUSE / INDUSTRIAL UNIT **TO LET**



7,214Sq.Ft. (670.2Sq.M.)approx. G.I.A.

Unit 10 Cordwallis Park
Clivemont Road

Maidenhead

Berks

SL6 7BU

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Railway Station provides a regular service to London Paddington to the east and Reading to the west and benefits from the Elizabeth Line. Junction 8/9 of the M4 motorway is within a few minutes' drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) link road.

Cordwallis Park is an established business campus combining approximately 150,000 sq ft of business/warehouse accommodation.

Description

Unit 10 comprises modern warehouse accommodation with 5.9m eaves and 4m clear height roller shutter door. Furthermore, ground floor toilet facilities and reception can be found leading to additional toilets at first-floor level along with open plan office accommodation.

To Be Refurbished.

Terms

A new full repairing and insuring lease is available directly from the landlords.

Rental: £15psf per annum exclusive

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

Business Rates

The billing authority is The Royal Borough of Windsor and Maidenhead

Rateable value: TO BE REASSESSED

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

- 5.9 eaves
- Electric up and over door
- 3 Phase Power and Gas Supply
- High bay lighting
- Two storey offices
- Suspended ceilings with inset lighting
- Gas central heating
- Male/female WCs

Energy Performance Rating

C-57

Viewing and further information



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