

TO LET

2,000 Sq.Ft. (185.8 Sq.M.)



Unit 4 Maidenhead Enterprise Centre, Cordwallis Street, Maidenhead, SL6 7BE

INDUSTRIAL / BUSINESS UNIT

- Three Phase Electric Supply
- Electronically Operated Roller Shutter Doors
- Modern Office Accommodation
- CCTV Security Camera System To Estate
- 2 Car Parking Spaces
- Toilet Facilities



Maidenhead
01628 771221

UNIT 4 MAIDENHEAD ENTERPRISE CENTRE, CORDWALLIS STREET, MAIDENHEAD, SL6 7BE

Location

Maidenhead Enterprise Centre is situated to the north of Maidenhead Town Centre, on Cordwallis Industrial Estate, accessed via the Marlow Road (A308).

Access to the national motorway system is via the M4 at Junction 8/9, approximately 1.5 miles south of Maidenhead Town Centre.

Maidenhead train station provides frequent direct rail services to London Paddington and Reading, as well as frequent Elizabeth line trains to central London. The town benefits from its proximity to London Heathrow Airport which is located 15 miles to the southeast.

Description

Unit 4 Maidenhead Enterprise Centre is a self-contained hybrid business unit.

The unit comprises of a ground floor industrial / warehouse / storage area, with 2.7 metre clear height, modern LED lighting and a full height roller shutter door. The first floor is fitted out as office space, with new carpeting, LED lighting throughout, and ample natural light. There are toilet and kitchenette facilities on the first floor. While it is currently fitted as office, the first floor could well be used for storage, or partitioned into training rooms.

Unit 4 is provided the benefit of 2 allocated parking spaces located to the front of the property. The estate has security fencing with access gates leading to Cordwallis Street at the front of the development.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	1,000	92.9
First Floor	1,000	92.9
TOTAL	2,000	185.8

Rent

£14.00 Per Sq Ft

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

Terms

The above rents are exclusive of business rates, service charge, insurance and utilities, and may be subject to VAT.

The property is available on a new lease, direct from the Landlord on terms to be agreed by negotiation.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Current Rateable Values:

Ground Floor - £14,500

First Floor - £17,750

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

Legal Costs

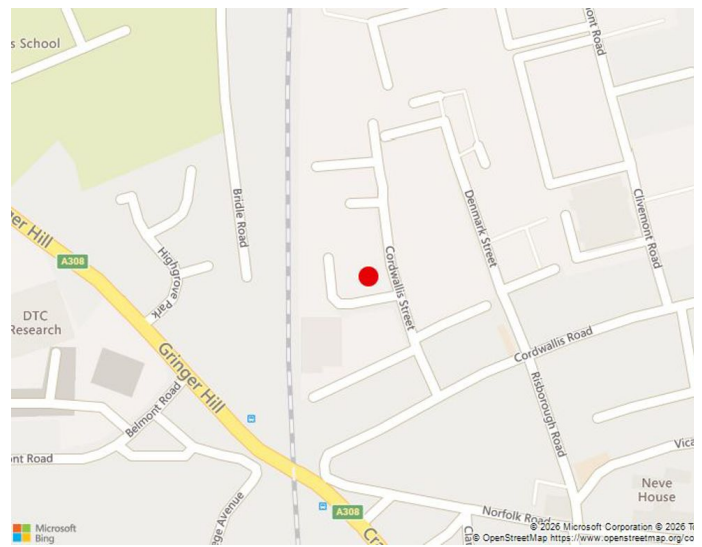
Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

All figures quoted are exclusive of VAT which will apply to this transaction.

Energy Performance Rating

C-75



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