

HYBRID / INDUSTRIAL UNIT TO LET



3,653 Sq.Ft. (339.34 Sq.M.) approx. G.I.A.

Unit 1 Cordwallis House

Cordwallis Street

Maidenhead

Berks

SL6 7BE

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

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

Description

The unit comprises of ground floor workshop space with first floor offices above. The unit is accessed via roller shutter loading door, to the rear for the workshop, plus pedestrian access door / reception to the front providing access to the modern first floor offices

Externally the unit benefits from a 20ft container for additional storage and ample gated car parking in front of the unit.

Accommodation

	Sq. Ft.	M2
Warehouse area	1,857	172.54
Office	1,795	166.80
TOTAL	3,653	339.34
Storage Container	113	10.50

Approx gross internal area (GIA)

Terms

Rental: £13.00psf. The rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT. Available from 1st February 2024.

Service charge: Not to be recovered.

Buildings Insurance: The current premium is £900 per annum

Energy Performance Rating

D-79

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £45,000

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.



Viewing and further information



PROPERTY CONSULTANTS

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk
07818 117021

Luke Bennett

luke.bennett@kemptoncarr.co.uk
01628 771221