

BUSINESS UNIT TO LET



3,636Sq.Ft. (338Sq.M.) approx. G.I.A.

Unit 1 Maidenhead Enterprise Centre

Cordwallis Street

Maidenhead

Berks

SL6 7BE

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Location

The unit is located within the Maidenhead Enterprise Centre, 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.

The estate is secured by metal power stad security fencing with access gates leading to Cordwallis Street at the front of the development.

Description

The unit is a self-contained business unit. The ground floor is finished to a shell specification and benefits from 2.7 meter clear height. The first floor is fitted out as offices.

The double glazing provides good natural light to the first floor offices, which are modern and open plan. There are toilet facilities at ground floor level with additional on first floor. There are two allocated parking spaces at the front of the unit.

Accommodation

	Sq. Ft.	M2
Wearhouse	1,818	169
First Floor	1,818	169
TOTAL	3,636	338

Approx gross internal area (GIA)

Terms

Rent: £12.50 psf.

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

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £37,750

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.

Amenities

- Three phase electrics and lighting to ground floor
- Tiled toilet and washroom areas
- Electrically operated roller shutter doors
- Ground floor loading up to 450 lbs per sqft
- First floor office carpeted, heated and perimeter compartmental trunking
- First floor office acoustic tiled ceilings with category 2 lighting
- First floor kitchen
- Allocated parking and cycle racks
- CCTV security camera system
- Service charge provisions for communal maintenance

Energy Performance Rating

D-79



Viewing and further information



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