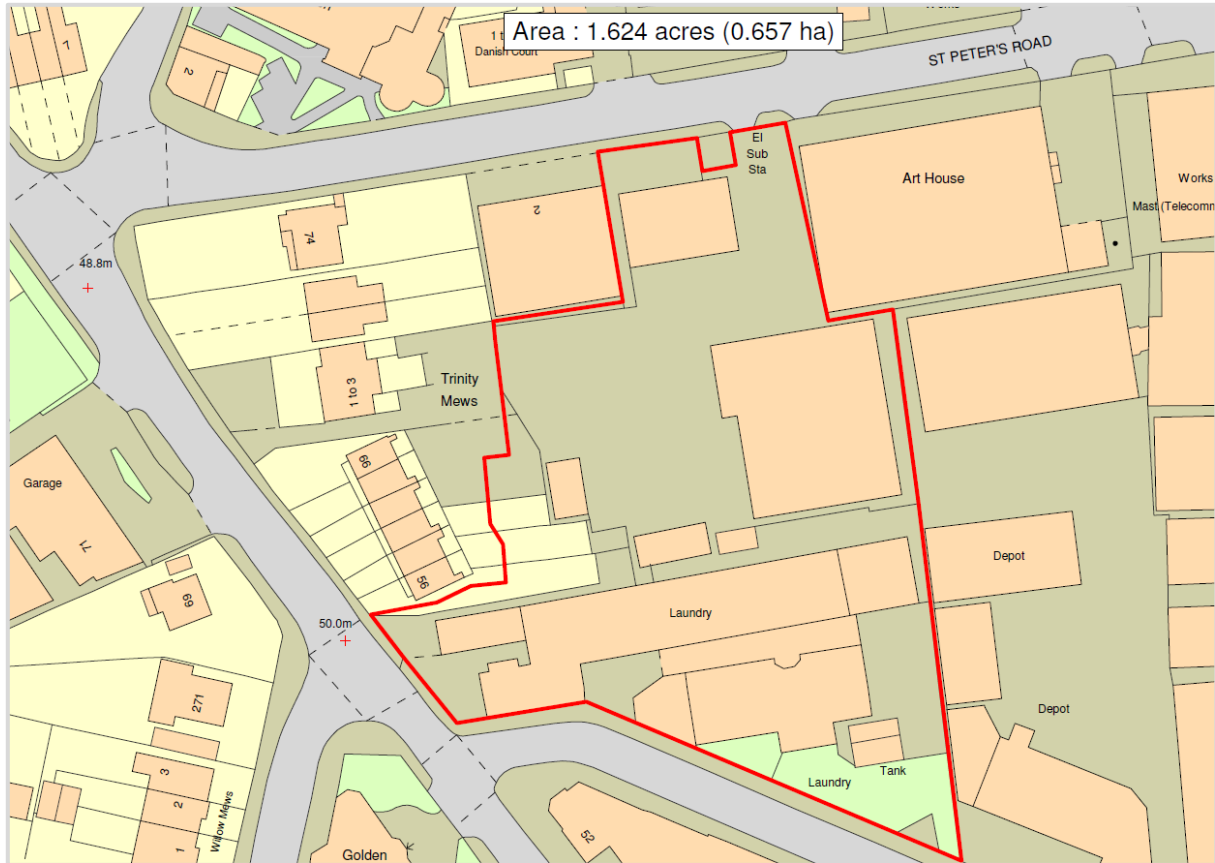


VARIOUS INDUSTRIAL UNITS FOR SALE/TO LET



1.62 ACRE (0.65 HA)

54 Furze Platt Road

Maidenhead

SL6 7NL

Potential for redevelopment S.T.P.

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The site is situated on Furze Platt Road, between the junctions of Malvern Road and St Peter's Road, just 1 mile to the north-west of Maidenhead Town Centre, and within a few minutes walking distance of Furze Platt Junior and Secondary Schools, and thereon to Pinkneys Green National Trust area.

Furze Platt Branchline station is located within 0.4 miles, and Maidenhead Mainline Railway Station is located approximately 1.4 miles from the subject site and provides a regular service to London Paddington with a current travel time of between 30 and 40 minutes. Crossrail is due to be operational in May 2018 and the Elizabeth Line will provide a new high capacity service between Maidenhead and Central London.

Junction 8/9 of the M4 Motorway is located within 3 miles of the property, providing access thereon to the M25 and London Heathrow Airport which is approximately 25 mins drive from the property.

Description

The site consists of various commercial units, ranging from 1000 sq.ft. to 47,000 sq.ft.

Terms

Our Client may consider a sale on the disposal of the freehold for the site, on an unconditional basis, with price upon application.

Our Clients will entertain offers in the region of £9.50psf per annum exclusive for the industrial units, and £12.50 psf per annum exclusive for the offices.

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

Business Rates

Business Rates are to be assessed.

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.

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

Energy Performance Rating

T.B.C

Viewing and further information



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