

TO LET

Hybrid / Industrial Unit – 3,653 sq ft (339.34 sq m)

Unit 1 Cordwallis House, Cordwallis Steet, Maidenhead SL6 7BE



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.

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

Accommodation

	Sq Ft	Sq M
Warehouse	1,857	172.54
Office	1,795	166.80
TOTAL	3,653	339.34

Storage Container 113 10.50

Approximate gross internal area.

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

Rates Payable

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

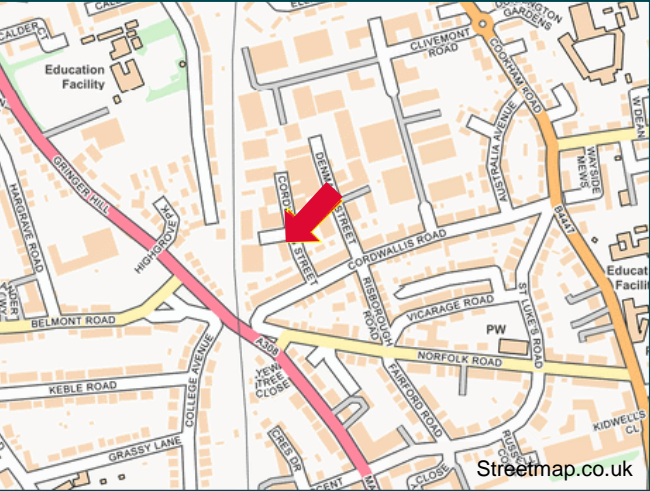
Each party to be responsible for their own legal costs.

EPC

D-79

VAT

VAT will be charged on the quoting terms.



Contact

For further information, or to arrange a viewing, please contact the joint sole agents.



SHAUN ROGERSON

020 8176 9673
079 7030 4392
shaun.rogerson@knightfrank.com



MITCHELL BROOKS

016 2858 2707
078 1811 7021
Mitchell.brooks@kemptoncarr.co.uk

SUBJECT TO CONTRACT

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs dated October 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.