



BOYN VALLEY ESTATE > MAIDENHEAD > SL6 4EJ

TO
LET



UNIT A-B-C

- Brand new roof with 25 year warranty
- Secure c.6,000 sq.ft. yard in town centre location
- LED lighting and AC
- EPC - B41 rating



REFURBISHED INDUSTRIAL / WAREHOUSE UNITS
from 2,532 sq.ft. up to 15,197 sq.ft. (235.2 sq.m. to 1,411.8 sq.m.)



- ▶ Premium location
- ▶ Variety of sizes
- ▶ Refurbished warehouse space
- ▶ Secure site

Boyn Valley Estate comprises 9 units with generous parking and yard facilities, prominently situated within walking distance of Maidenhead train station and town centre.

Boyn Valley Estate has recently changed ownership and is under new professional management. The owners are experienced with several industrial and workplace holdings throughout South East London and the Midlands. Under the new ownership, various buildings on the estate are undergoing quality refurbishments with Unit A-B-C available immediately and Units E and F to follow. Recent refurbishment works have improved Unit H's EPC to a 'B' rating.

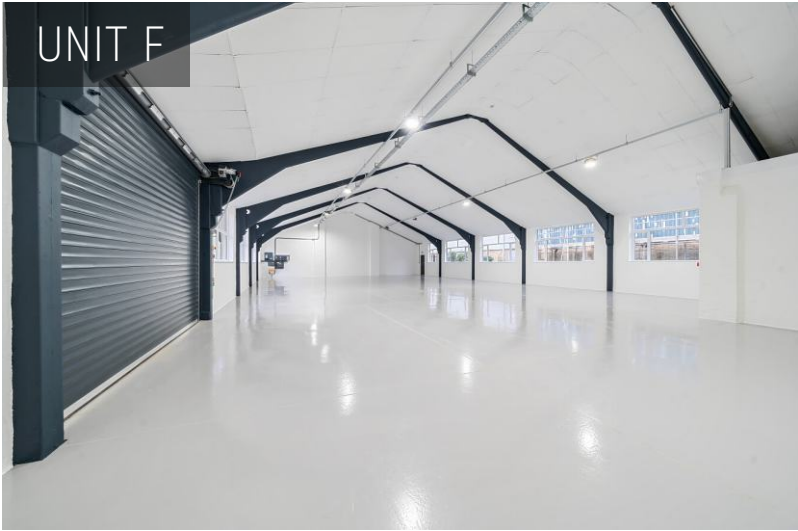
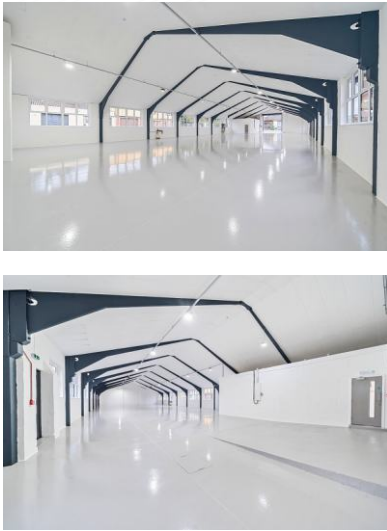
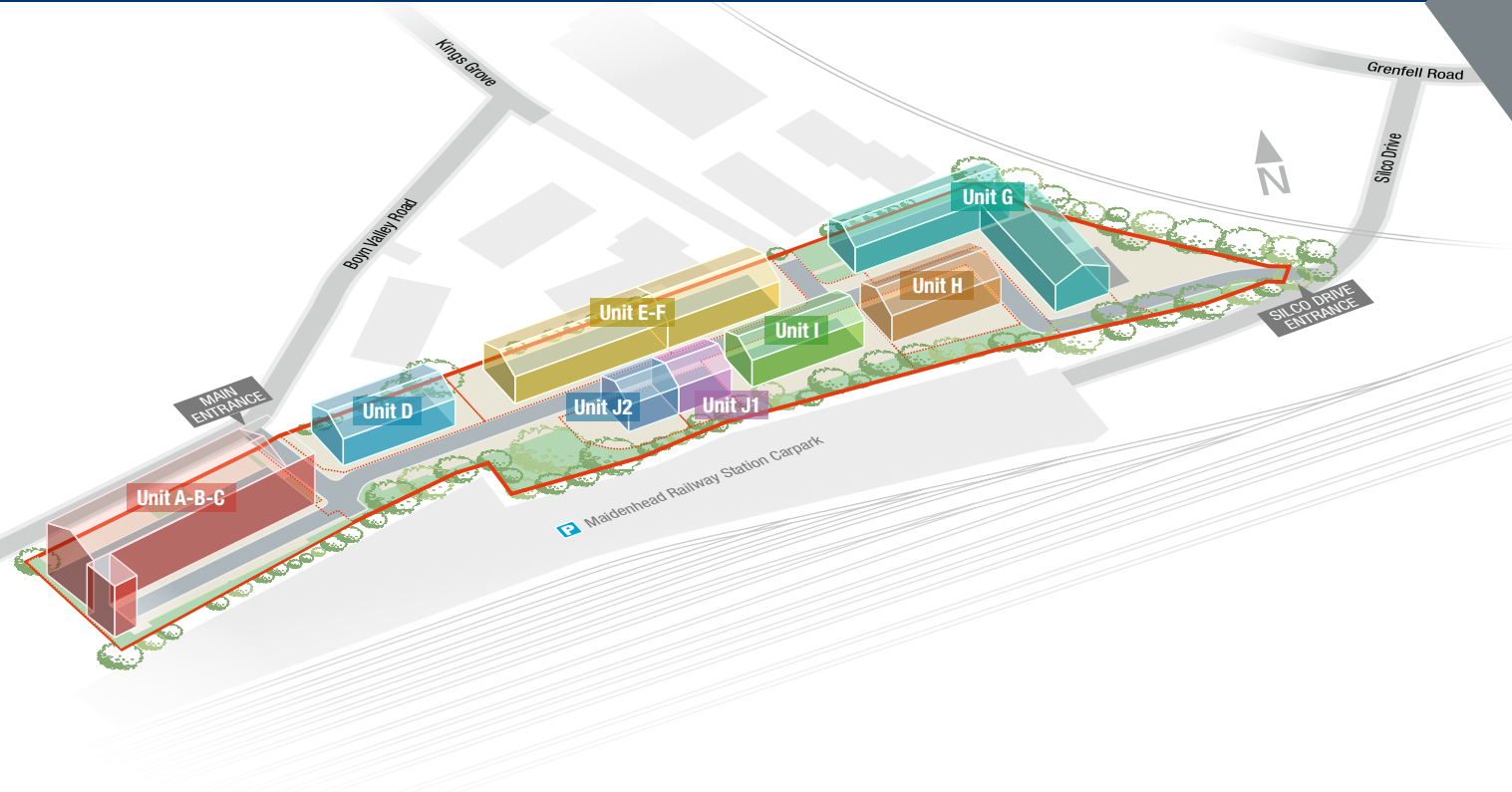
The location provides great opportunity for employment, with Boyn Valley Estate in close proximity to prime vehicular access links, the new Elizabeth Line at Maidenhead train station and excellent town centre facilities.





AVAILABILITY

Unit A-B-C	AVAILABLE NOW - 15,197 sq. ft plus secure yard	Floor plan
Unit D	LET	Floor plan
Unit E	AVAILABLE NOW - 6,565 sq. ft (opportunity to combine with Unit F)	Floor plan
Unit F	AVAILABLE NOW - 4,778 sq. ft (opportunity to combine with Unit E)	Floor plan
Unit G	AVAILABLE Q3 2024 - 12,010 sq. ft Inclusive of 0.25 acre rear secure yard	Floor plan
Unit H	LET	Floor plan
Unit I	LET	Floor plan
Unit J1	LET	Floor plan
Unit J2	AVAILABLE NOW - 2,532 sq. ft plus secure yard	Floor plan





LOCATION

Boyn Valley Estate is located in Maidenhead town centre and is within walking distance of the train station, providing fast connections to Reading and London via the Elizabeth Line.

The estate is accessed from Kings Grove via Grenfell Road leading to Maidenhead town centre providing easy access to the M4 Junction 8/9 or the A404 to Marlow and the M40.

BY CAR (distances from the estate)

The estate has excellent transport links via the A404(M) link road providing connection between the M4 (Junction 8,9) and M40, with easy access to the M25 orbital motorway/Central London and a swift journey to Heathrow Airport.

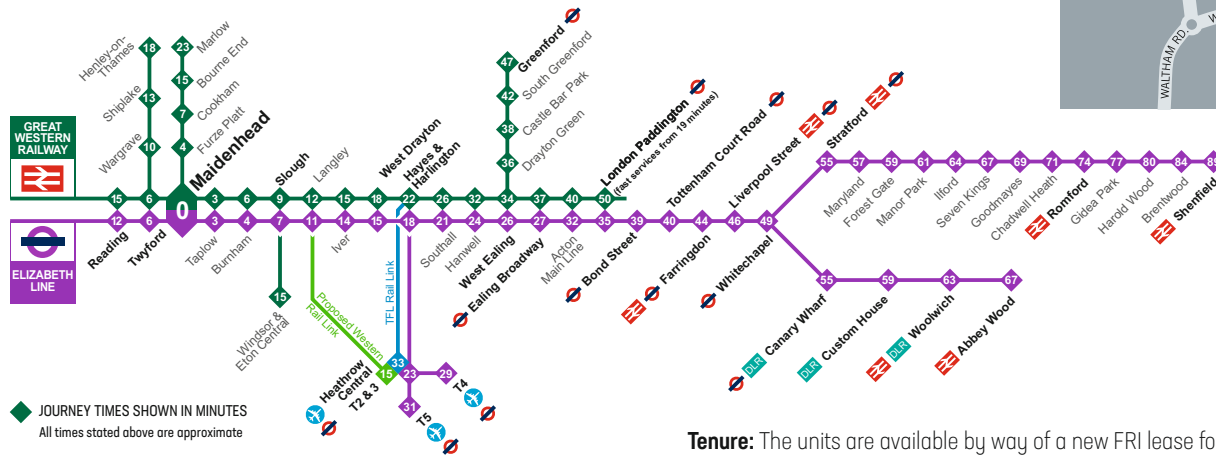
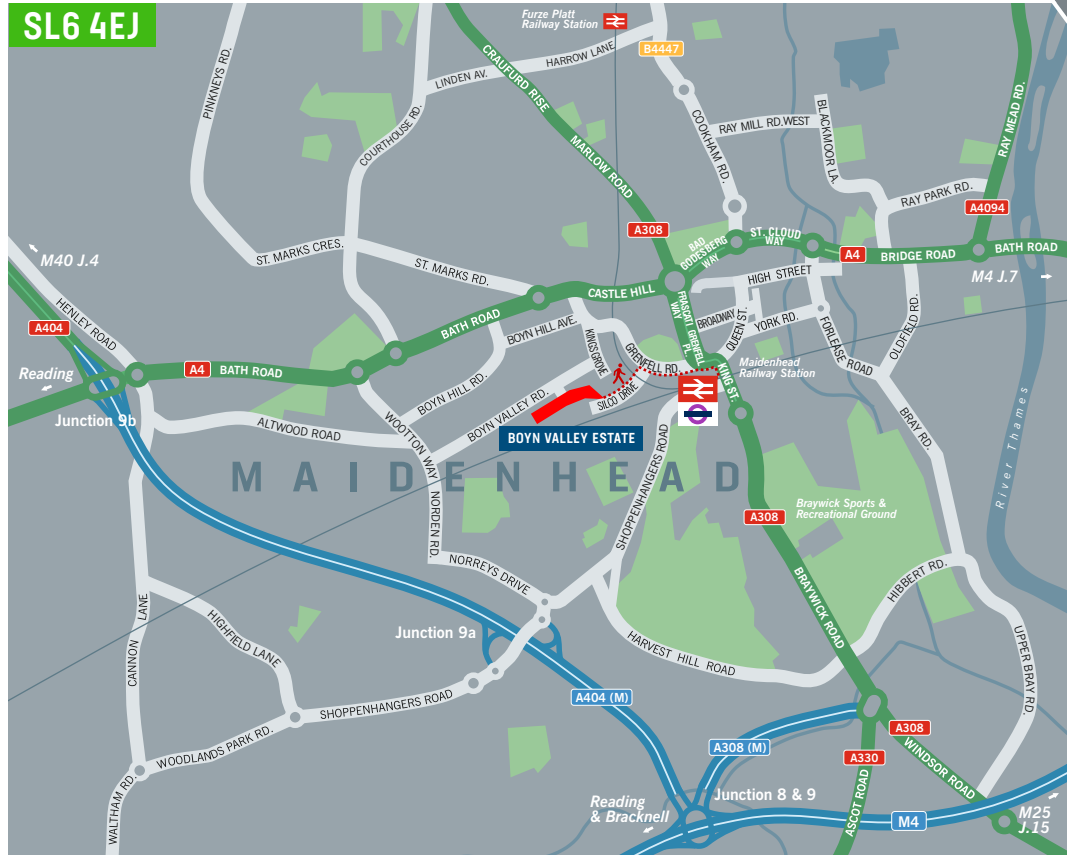
M4 - Junction 8/9	2.5 miles
A404 Birchetts Green Junction	2.5 miles
Marlow	6.0 miles
M40 Handy Cross	8.9 miles
M25 -Junction 14	12.9 miles
Heathrow - M4 Junction 4	14.5 miles

BY TRAIN (times)

Maidenhead train station Elizabeth Line travel time to Paddington 15 minutes.

BY CYCLE / FOOT

Boyn Valley Estate has a secondary pedestrian route via Silco Way which is 500 yards from the town centre and train station.



JOURNEY TIMES SHOWN IN MINUTES
All times stated above are approximate

Tenure: The units are available by way of a new FRI lease for a lease term to be agreed

VAT: All rents quoted are exclusive of VAT.

Business Rates: For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC's: Upon application.

Service Charge: There is an estate charge levied in relation to the communal areas which can be provided upon request.

To arrange a viewing, call or email either of the joint letting agents:

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