



---

New Century House, Cordwallis Street,  
Maidenhead SL6 7BE

---

**TO LET  
FOR SALE**

---

Rare Freehold Opportunity

---

5,823 Sq Ft  
(541 Sq M)

---



# New Century House, Cordwallis Street, Maidenhead SL6 7BE

## DESCRIPTION

Opportunity to acquire a light industrial unit current being used as offices within walking distance of Maidenhead town centre. The detached unit is available either freehold or leasehold. There is a large mezzanine installed in the rear of the unit. There is a side yard which provides parking for 15 cars and a manual loading door at the front of the premises. Leasehold price available on application.

- ✓ 3.820m Eaves - 6m Apex
- ✓ 3 Electricity Phase Power
- ✓ Gas Fired Central Heating
- ✓ Burglar Alarm System
- ✓ Secure yard with 15 Parking Spaces
- ✓ Excellent access to A404 / M4 / M40 motorways



## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	3,443	320
First Floor	793	74
Mezzanine	1,587	147
<b>Total</b>	<b>5,823</b>	<b>541</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £39,250

## TERMS

Offers are invited in excess of £800,000 (Eight Hundred Thousand Pounds) for the freehold interest, subject to contract, and exclusive of VAT. Leasehold available on application.

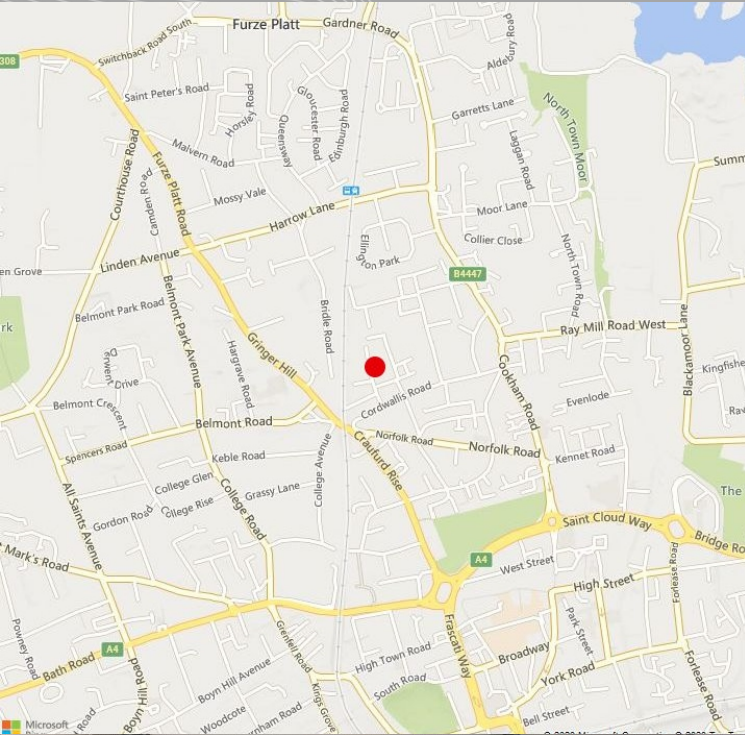
## EPC D







# New Century House, Cordwallis Street, Maidenhead SL6 7BE



## LOCATION

The premises are situated in an established commercial area in Cordwallis Street, within the Cordwallis Industrial area of Maidenhead, approximately half a mile to the north of Maidenhead town centre.

The estate is accessed from the A308 leading to Maidenhead town centre providing easy access to M4 Junction 8/9 or the A404 to Marlow and the M40.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Archie Chitty**  
07544 801 888  
achitty@lsh.co.uk

**Jennifer Lamb**  
07917 217 182  
jhlamb@lsh.co.uk

**lsh.co.uk**

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 25-Sep-2023