

WAREHOUSE / INDUSTRIAL UNIT TO LET

**TO BE
REFURBISHED**



4,754Sq.Ft. (441.6Sq.M.) approx. G.I.A.

Unit 2 Clivemont Road
Cordwallis Industrial Estate

Maidenhead

Berks

SL6 7BU

kemptoncarr.co.uk | Maidenhead office 01628 771221



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.

Description

The unit comprises of a mid-terrace industrial unit of steel portal frame construction, with brick and profile metal cladding elevations with an eaves height of approximately 6 metres. The unit is accessed via roller shutter loading door, plus pedestrian access door to the side.

Internally, the property comprises warehouse / industrial accommodation with a single storey office.

Accommodation

	Sq. Ft.	M2
Warehouse area	4,274	364.3
Office	480	44.7
TOTAL	4,754	442

Approx gross internal area (GIA)

Energy Performance Rating

D-83

Terms

Rental: £14.00 psf.

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

Service charge: TBC

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £57,000

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.

Amenities

- 6m Eaves Height
- Good car parking
- Central location
- To be refurbished



Viewing and further information



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