

LONDON,  
M25

M4

# 5 PRIORS INDUSTRIAL ESTATE

PRIORS WAY  
MAIDENHEAD SL6 2HP

PRIORS WAY

# TO LET

15,643 SQ FT / 1,453.28 SQ M  
INDUSTRIAL WAREHOUSE UNIT

SIGNAGE OPPORTUNITY ONTO M4

MAIDENHEAD

ASCOT ROAD  
A330

M4, J8/9  
READING  
THE WEST

5

CMF METAL FINISHING

BEW ELECTRICAL DISTRIBUTORS

RENSU

FALCONA SOLUTIONS

GLOBAL TRADE POINT

FRONT ENTRANCE

REAR YARD

PRIORS INDUSTRIAL ESTATE



## LOCATION

The unit is located approximately 1km from Junction 8/9 of the M4 motorway on Priors Way, Maidenhead. The property is accessed via the A308 Windsor Road providing easy and direct access to Maidenhead and Windsor town centres and the surrounding areas.

Slough is approximately 6 miles to the east, Reading 10 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

## SPECIFICATION



**SIGNAGE OPPORTUNITY ONTO M4**



**6M CLEAR HEIGHT RISING TO 7.5M AT APEX**



**LARGE 0.25 ACRE YARD TO REAR**



**3 ELECTRIC LOADING DOORS 5.5M X 5M**



**3 PHASE POWER**



**KITCHENETTE & WELFARE FACILITIES**



**TWO STOREY OFFICES**



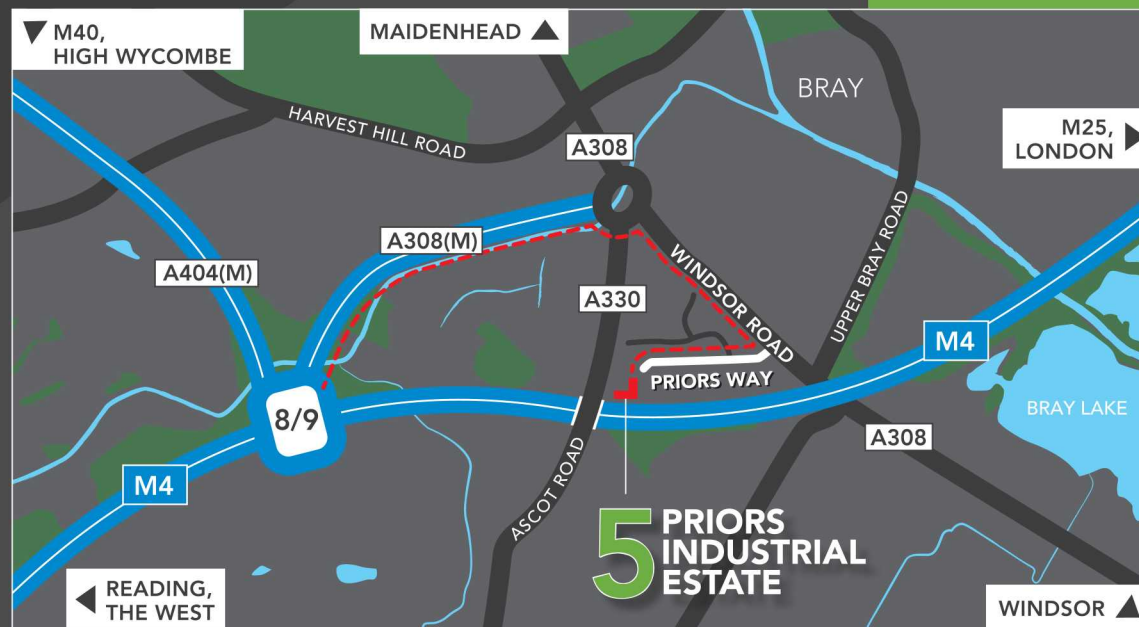
**39 PARKING & LOADING SPACES**

## ACCOMMODATION

	SQ FT	SQ M
WAREHOUSE	13,475.32	1,251.86
FIRST FLOOR OFFICES	2,167	201.32
<b>TOTAL (GIA)</b>	<b>15,642.32</b>	<b>1,453.18</b>

## EPC

EPC Rating: B.



## TERMS

A new lease is available directly from the Landlords for a term by arrangement.

## LEGAL COSTS

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

## VIEWING

To view and for further information contact:

**KEMPTON  
CARR  
CROFT**  
01628 771221  
kemptoncarr.co.uk

**JLL**  
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