

Unit 10

7,214 sq ft (670.20 sq m)



Typical warehouse (Unit 11)



Warehouse/Industrial Unit
On an established, thriving business park

TO LET

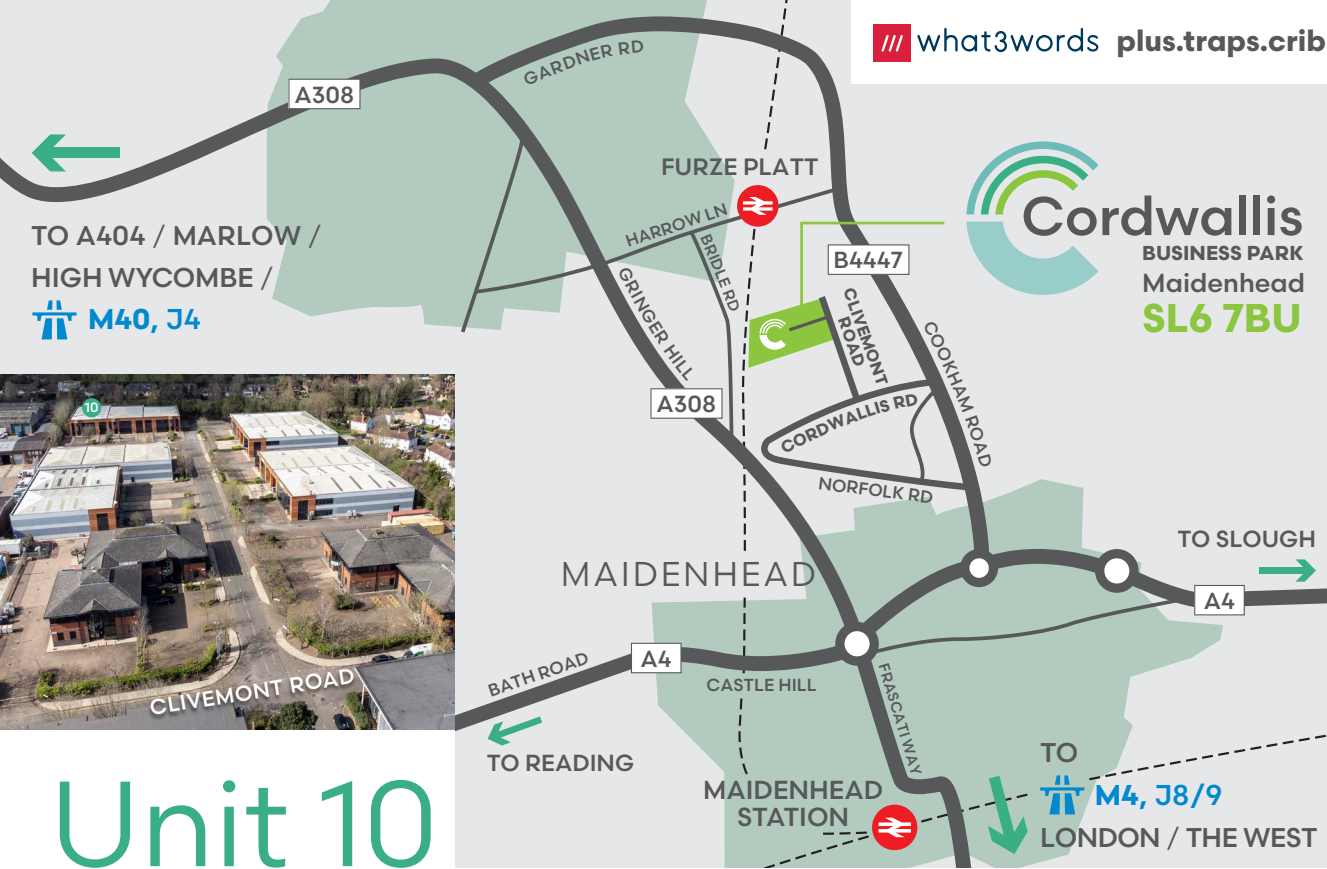


An established business campus combining approximately 150,000 sq ft of business / warehouse accommodation.

LOCATION

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Rail Station provides a regular service to London Paddington to the east and Reading to the west. Junction 8/9 of the M4 motorway is within a few minutes drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) link road.





Typical interior (Unit 11)

Unit 10

SPECIFICATION

WAREHOUSE

- 6m eaves
- Full height electric up & over door
- 3 phase power & gas supply
- High bay lighting

OFFICES

- Suspended ceiling with recessed lighting
- Gas central heating
- Male / Female WCs

EXTERNAL

- 13 car parking spaces
- Separate loading bay

ACCOMMODATION

	sq ft	sq m
Ground Floor Warehouse & Office	5,606	520.81
First Floor Office	958	89.00
TOTAL	7,214	670.20

Measured on a gross internal basis in accordance with the RICS Property Measurement (1st Edition).

TERMS

The property is available on a new Full Repairing and Insuring Lease to be agreed.

LEGAL COSTS

Each party to bear their own professional and legal costs.

EPC

C - 57.

VIEWINGS

For more information or to arrange a viewing contact:

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CROFT**
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