



CHATTERTON | REES



New Farm Drift Road, Maidenhead, SL6 3ST  
Guide price £2,800,000









# New Farm Drift Road

Maidenhead, SL6 3ST

A multi-let industrial estate on a large plot measuring circa 1.3 acres.

The site is arranged with a mix of 18 single-storey, industrial & office units and open storage which includes shipping containers and associated parking on a tarmac-laid surface. Total GIA of the Industrial Units measures approximately 10,700 sqft. There are two static caravans on the site that are also held on ASTs.

The site benefits from three-phase electricity, Gigaclear fibre connectivity, water & septic tank, CCTV and electric gates.

The site is located 5 miles West of Maidenhead Town Centre in the Royal Borough of Windsor and Maidenhead approximately 30 miles west of Central London and 13 miles east of Reading.

New Farm Buildings are conveniently located less than 5 miles from junction 8/9 of the M4 providing access to the M4, A308(M) and access to the M40 via A404(M). Further motorway access is located 8 miles from the site at J10 for the M4 and A329 (M) providing easy access to the Heathrow Airport, London and South West. Junction 3 of the M3 is a short drive via A322 via Bracknell.

Maidenhead Rail Station provides national and regional rail services including regular direct links to London Paddington with a journey time of approximately 20 minutes. Frequent Elizabeth Line services also directly connect to London's West End, 45 minutes and the City, 52 minutes.

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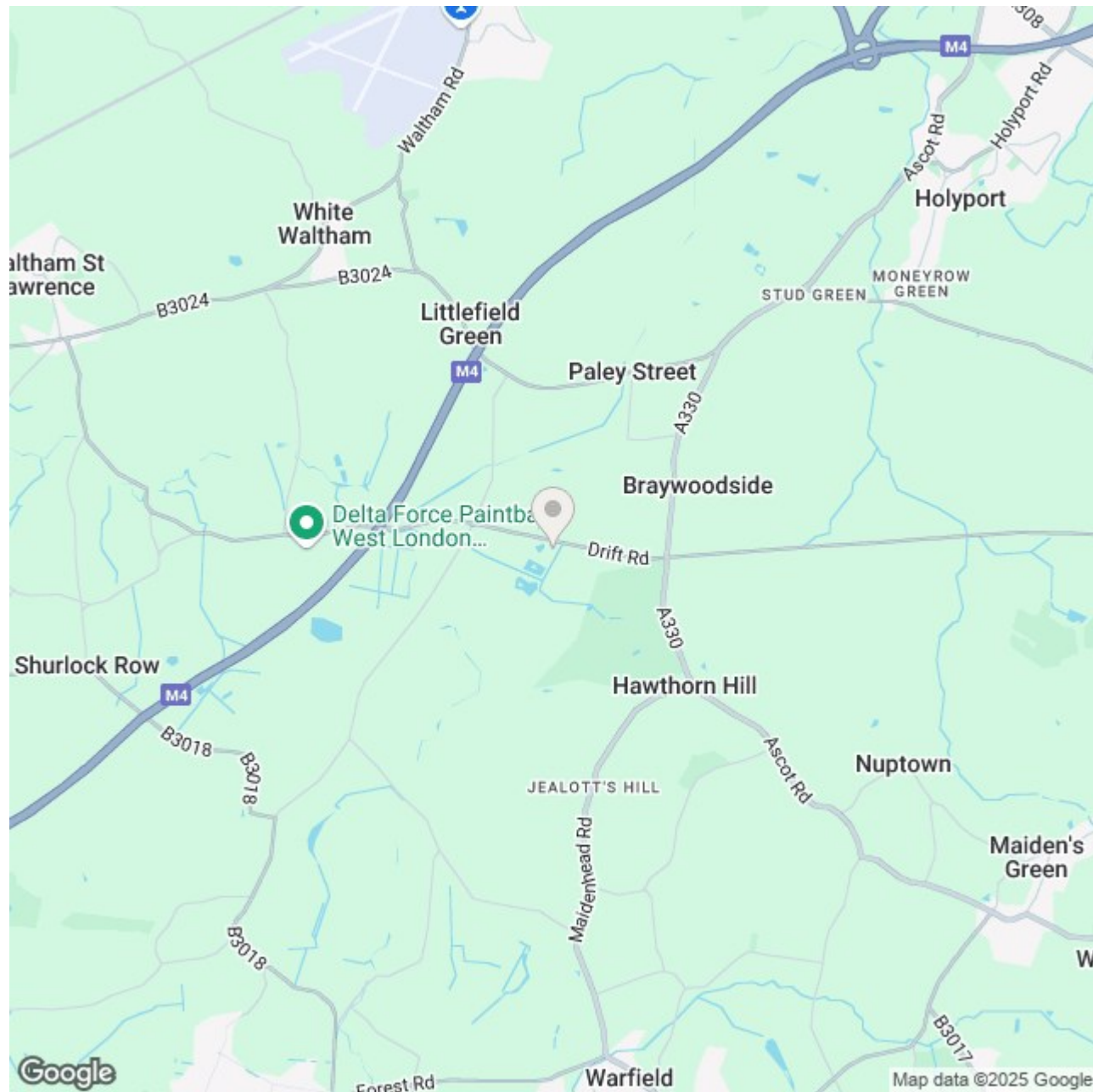
The current rent received is circa £20,000 PCM across the whole site and the agreements are on a rolling basis to allow flexibility to an incoming purchaser.

Generating circa 8.5% net yield at the asking price.









**Tenancy Schedule available upon request.**

## **Viewing**

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.