



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 9

SPECIFICATION

WAREHOUSE



6m eaves



Electric loading door approx. 15' x 11'



3 phase power & gas supply



High bay lighting

OFFICES



Suspended ceiling with recessed lighting



Gas central heating



Male / Female WCs

EXTERNAL



15 car parking spaces



Separate loading bay

VIEWINGS

For more information or to arrange a viewing contact:

KEMPTON CARR CROFT
01628 771221
kemptoncarr.co.uk

JLL
020 8759 4141
jll.co.uk/property

ACCOMMODATION

	sq ft	sq m
Ground Floor Warehouse	4,532	421.04
First Floor Office	2,441	226.78
TOTAL	6,973	647.82

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

B - 36.

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