



Refurbished 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.





Unit 12

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

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	4,758	442.03
First Floor Office	913	84.82
TOTAL	5,671	526.85

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

D - 94.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. September 2024.

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