

Unit 12

5,671 sq ft (526.85 sq m)





Refurbished Warehouse/Industrial Unit

On an established, thriving business park

TO LET

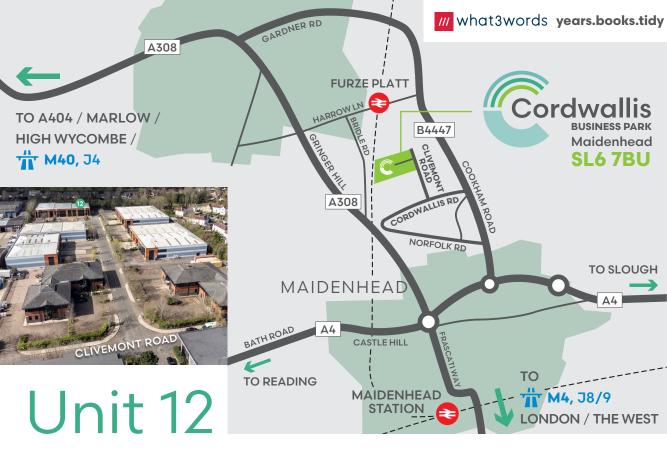


An established business campus combining approximately 150,000 sq ft of business/warehouse accommodation.

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.











SPECIFICATION

WAREHOUSE



6m eaves



Full height electric up & over door

ACCOMMODATION

Ground Floor Warehouse

First Floor Office

TOTAL



3 phase power & gas supply

sa ft

4.758

5,671



High bay lighting

sq m

442.03

84.82

526.85

OFFICES



Suspended ceiling with recessed lighting



Gas central heating



Male / Female WCs



13 car parking spaces

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.

EXTERNAL

Separate Ioading bay

EPC

D - 94.

VIEWINGS

For more information or to arrange a viewing contact:

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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.

to be agreed. 07385 467 367 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

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