

# 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.



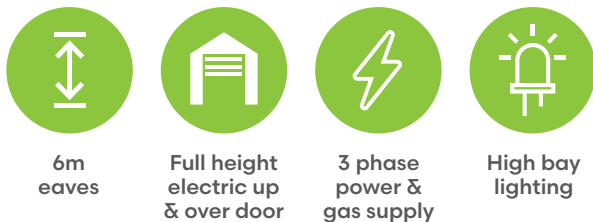




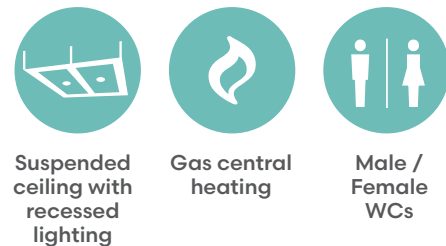
# Unit 10

## SPECIFICATION

### WAREHOUSE



### OFFICES



### EXTERNAL



## VIEWINGS

For more information or to arrange a viewing contact:



## ACCOMMODATION

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

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

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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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