



Mid terrace industrial unit in rural setting

Unit 2

Millside Park, Winkfield, Windsor, SL4 4PX

Industrial

TO LET

10,920 sq ft
(1,014.50 sq m)

- Roller Shutter Door 4.75m wide by 4.90m high
- Eaves height of 5.19m with apex height of 7.50m
- Separate office space and chemical store
- Allocated parking directly in front of the unit

Unit 2, Millside Park, Winkfield, Windsor, SL4 4PX

Summary

Available Size	10,920 sq ft
Rent	£14 per sq ft
Rates Payable	£4.60 per sq ft approx, please check with the Local Authority.
Rateable Value	£90,500
Service Charge	£1.40 per sq ft
EPC Rating	C (74)

Description

Millside Park is a development of converted warehouses, set in rural surroundings between Bracknell and Windsor. The unit includes an office space that has the option to be taken out and a purpose built internal chemical store which can be left in situ if required. The building is a steel frame construction with internal block-work and profiled steel exterior cladding. There is ample parking to the front of the unit as well as space for loading.

Location

The unit is located approximately 5 miles from Windsor, 4.5 miles from Bracknell and 5 miles from the M4 (Junction 6).

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground - Warehouse	Industrial	8,609	799.80
Ground	Office	1,975	183.48
1st	Office	336	31.22
Total		10,920	1,014.50

Viewings

By prior arrangement with the Sole Agents: Page Hardy Harris

Terms

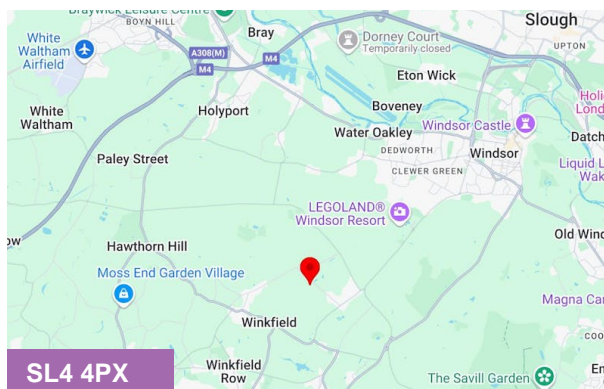
Available on a New Lease, for a term to be agreed. The lease will be direct with the landlord.

Legal Fees

Each party will be responsible for paying their own legal costs.

VAT

All figures are quoted exclusive of VAT, which we understand is chargeable.



Viewing & Further Information



Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



Iestyn Harris

01344 312724 | 07701 223733

iestyn@pagehardyharris.co.uk