

FOR SALE

2,981 Sq.Ft. (276.93 Sq.M.)



Unit 3, Woodlands Business Park, Woodlands Park Avenue, Maidenhead,
Berkshire, SL6 3UA

TERRACED INDUSTRIAL UNIT

- Roller Shutter Access
- LED Lighting Throughout
- Modern Office Accommodation
- 4 Allocated Parking Spaces
- Available with Vacant Possession



Maidenhead
01628 771221

UNIT 3, WOODLANDS BUSINESS PARK, WOODLANDS PARK AVENUE, MAIDENHEAD, BERKSHIRE, SL6 3UA

Location

The unit is located within the established Woodlands Business Park in White Waltham, benefiting from excellent access to the A404(M) and onward connectivity to the wider motorway network via M4 J8/9, providing convenient links to Maidenhead, Reading and London.

Description

A well-presented terraced industrial unit providing ground and first-floor accommodation, currently arranged as workshop / storage space at ground level with ancillary storage and modern carpeted offices above at first floor level.

The property has modern LED lighting throughout, as well as roller shutter access, and benefits from the use of 4 parking spaces to the front.

The layout is flexible and could be reconfigured to provide increased storage or enhance office provision, subject to requirement (S.T.P.).

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	1,459	135.54
First Floor	1,490	138.42
TOTAL (GIA)	2,981	276.93

Price

£395,000 Guide Price

Terms

The freehold is available For Sale, with the benefit of Vacant Possession, on terms to be agreed by negotiation.

Anti-Money Laundering

To comply with our legal responsibilities, under Anti-Money Laundering law, it will be necessary for the prospective purchaser to provide documentation such as identification and proof of funds, before the sale can progress, of which there is a small charge affiliated.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

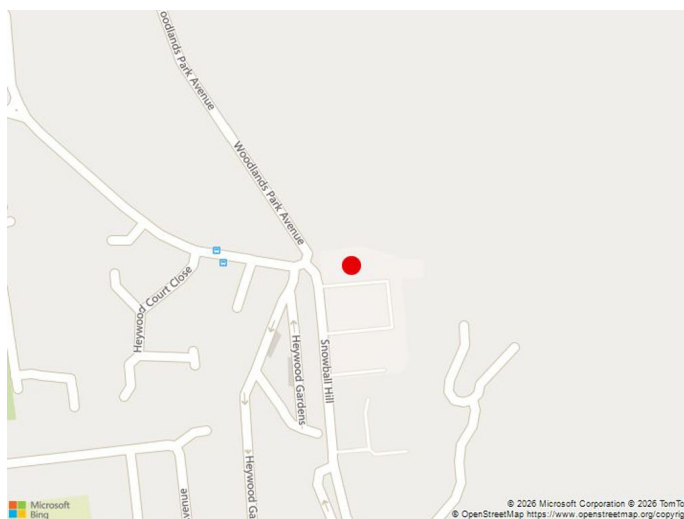
The property is NOT subject to VAT.

Energy Performance Rating

C-69

Viewing Arrangements:

Please contact sole agents for further information.



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