

KEMPTON

CARR

CROFT

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INDUSTRIAL UNIT/CAR WORKSHOP

TO LET

4,783 sq ft (444.40 sq m)



Unit H

Boyn Valley Road

Maidenhead | SL6 4EJ

3 Loading doors

Secure yard

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

Boyn Valley Industrial Estate is located close to the town centre and in easy walking distance of the station, and the centralised retail and leisure amenities.

Description

The property comprises light industrial warehouse with numerous vehicle hoists and a rolling road. The property use to be used a MOT testing facility. Motor trade considered however the MOT testing is subject to VOSA certification. The property benefits from a secure yard to the rear of the property.

Amenities

- Vehicle hoists
- WC Facilities
- Good parking
- Secured yard
- Rolling road

Terms

The unit is available on a new lease outside the security of tenure provisions of the Landlord and Tenant Act 1954 at a rent of £35,000 per annum.

Accommodation

Approximate floor areas (GIA):

Total	4,783 sq ft (444.40 sq m)
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Business rates, EPC and service charge

The rateable value is £28,750, with the 2016/2017 rates payable being £14,174.

Rateable Value from 1st April 2017 £31,250

EPC- F

Service charge to be confirmed

Viewing

For viewing and further information please contact:

Kempton Carr Croft

David Pearce, Mitchell Brooks or Rob Hutchins
01628 771221 agency@kemptoncarr.co.uk

