### KEMPTON CARR CROFT

agency@kemptoncarr.co.uk | 01628 771221 kemptoncarr.co.uk | 🗵 în | @KemptonCarr

# **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	Terms
<ul> <li>Vehicle hoists</li> <li>WC Facilities</li> <li>Good parking</li> <li>Secured yard</li> <li>Rolling road</li> </ul>	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	Business rates, EPC and service charge
Approximate floor areas (GIA):Total4,783 sq ft (444.40 sq m)	The rateable value is £28,750, with the 2016/2017 rates payable being £14,174. Rateable Value from 1 <sup>st</sup> 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 <u>agency@kemptoncarr.co.uk</u>



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