

INDUSTRIAL UNIT TO LET



17,610 Sq. Ft. (1,636.02 Sq. M.)

Unit 5 Priors Way Industrial Estate

Priors Way

Maidenhead

Berkshire

SL6 2HP

TO BE COMPREHENSIVELY REFURBISHED

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit is located approximately half a mile from Junction 8/9 of the M4 motorway on Priors Way, Maidenhead. The property is accessed via the A308 Windsor Road providing easy and direct access to Maidenhead and Windsor town centres and the surrounding areas.

Slough is approximately 6 miles to the east, Reading 10 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

Accommodation

	Sq. Ft.	M2
Warehouse	11,010	1,022.86
First Floor Offices	3,300	306.58
Ground Floor Offices	3,300	306.58
TOTAL	17,610	1,636.02

Approx gross internal area (GIA)

Amenities

The property is to be fully refurbished and include the following amenities:

- 6.0m clear height, rising to an Apex height of 7.5m
- New electric loading door to be installed (5.5m x 5.0m)
- 3 phase power
- New double glazing
- on-site car parking and loading provision
- Two storey offices

Terms

Rental: POA

The rent will be exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £147,000

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

We anticipate a reduction in the business rates as this assessment is based upon the current 50/50 configuration.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

Under refurbishment



Viewing and further information



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