

UNITS 7&8
3,386 SQ FT (314.57 SQ M)
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SPECIFICATION

- Brand New Grade A
- Minimum clear height of 6m rising to 7.4m
- Designated Yard & Parking
- 3 Phase Power
- 2 Roller shutter loading doors
- Strip lighting
- WCs

Unit	Warehouse	
	SQ M	SQ FT
7	156.45	1,684
8	158.12	1,702
TOTAL	314.57	3,386

*All areas are measured on an approximate Gross External Basis

DESCRIPTION

The building comprises a brand new modern warehouse of steel portal frame construction, benefitting from 6m eaves, 2 level access loading doors and a dedicated yard & parking.

The units can be split if required.

For more information, please contact:



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Location

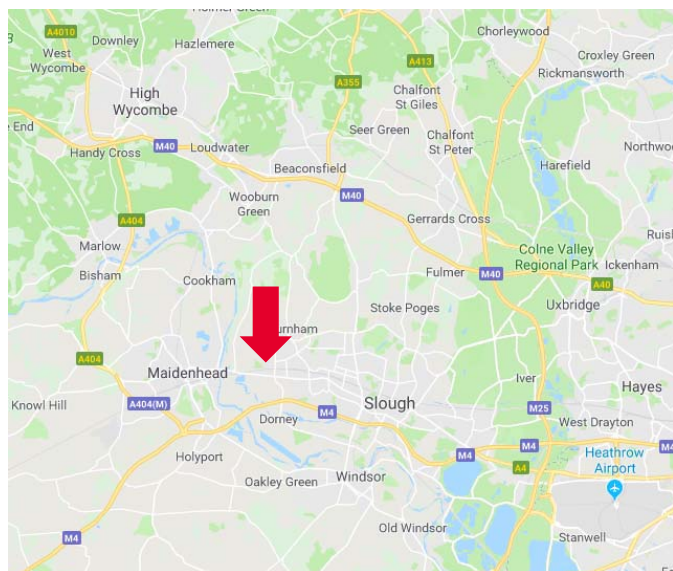
The Marshgate Trading Estate benefits from close proximity to Taplow Station providing easy access to Central London in 40 minutes. The station is scheduled to benefit from Crossrail in 2019.

The Estate further benefits from quick access to the A4, immediately to the south, Junction 7 of the M4 & Junction 2 of the M40 are only 5 & 4 miles away, respectively.

Driving distances

Taplow Station	0.3 miles
Burnham Station	1.7 miles
Maidenhead	2.5 miles
Slough Station	5 miles
M40 (J9)	4 miles
M4 (J7)	5 miles
M25 (J15)	11.5 miles

Source: Google Maps



Rateable Value

All interested parties are advised to make their own enquiries of South Bucks District Council.

Viewings

Strictly by prior appointment

Terms

Available on a new FRI lease direct from the landlord.

EPC

To be assessed.