

# INDUSTRIAL UNIT TO LET



**16,720 Sq. Ft. (1,553.34 Sq. M.)**

Unit 5 Priors Way Industrial Estate  
Priors Way

**Maidenhead**

Berkshire

SL6 2HP

**FULLY REFURBISHED**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The unit is located approximately on kilometer 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           | 14,308        | 1,329.26        |
| First Floor Offices | 2,412         | 224.08          |
| <b>TOTAL</b>        | <b>16,720</b> | <b>1,553.34</b> |

*Approx gross internal area (GIA)*

## Amenities

The property is currently refurbished to include the following amenities:

- 6.0m clear height, rising to an Apex height of 7.5m
- 3 new electric loading doors (5.5m x 5.0m)
- 3 phase power
- Double glazing
- Two storey offices
- 39 designated parking and loading
- Large yard area

## Terms

Quoting Rent: £13.50 psf per annum.

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

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

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Energy Performance Rating

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.



## Viewing and further information



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