

# INDUSTRIAL UNIT/CAR WORKSHOP TO LET



**4,783 Sq. Ft. (444.40 Sq. M.)**

Unit H Boyn Valley Industrial Estate

Boyn Valley Road

**Maidenhead**

Berkshire

SL6 4EJ

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



## Location

Boyn Valley Industrial Estate is located close to Maidenhead town centre and within easy walking distance of the station, providing services to London Paddington.

## Description

The accommodation comprises industrial space currently benefitting from numerous vehicle hoists, a rolling road and an MOT testing facility. Motor trade considered however the MOT testing is subject to VOSA certification of which the prospective tenant will be responsible. The property benefits from a secure yard to the rear of the property, with 20ft container.

The unit is currently under refurbishment to include redecoration throughout both internally and externally, and replacement of any broken windows.

## Accommodation

	Sq. Ft.	M2
TOTAL	4,783	444.40

*Approx gross internal area (GIA)*

## Terms

Rental £40,000.00 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT

Service charge T.B.C

The unit is available on a new lease to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: in the region of £28,750.00, currently not listed

We suggest the amount, and 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.

## Amenities

- Parking
- Secure Yard
- WC facilities
- Vehicle Hoists
- MOT Bay

## Energy Performance Rating

Under refurbishment



## Viewing and further information



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