

INDUSTRIAL, TRADE-COUNTER, WAREHOUSING UNIT S.T.P. **TO LET**



2,801 Sq. Ft. (260.28 Sq. M.)

Unit 1 Central Estate

Denmark Street

Maidenhead

Berks

SL6 7BN

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

The unit is situated on Denmark Street, forming part of Central Estate, approximately one mile north of Maidenhead Town Centre, and is readily accessible to goods vehicles via the A4 Bath Road/Cookham Road.

The unit is situated at the entrance to Central Estate which has a mix of both trade and conventional industrial occupiers.

Description

The accommodation forms one part of a pair of industrial units to the left when entering the estate, with steel portal frame construction and metal sheet cladded elevations. The unit is accessed via roller shutter loading doors and personnel door to side.

The unit benefits from ground floor reception, male and female WC, and warehouse.

The unit will be newly decorated throughout.

The unit is not suitable for motor-trade.

Accommodation

	Sq. Ft.	M2
Ground floor warehouse	2253	209.30
Reception and ancillary	274	25.49
Mez storage	274	25.49
Total	2,801	260.28

Approx gross internal area (GIA)

Terms

The unit is available on a new effective full repairing and insuring lease at a rental of £12.50 psf per annum exclusive. Available from July 2020.

The above rents are exclusive of business rates, service charges, insurance and utilities.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £24,500 per annum

The amount payable should be verified with Royal Borough Maidenhead & Windsor

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The unit is elected to pay VAT.

Energy Performance Rating

TBC



Library image of Central Estate unit to represent how the unit will be presented.

Viewing and further information

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