

TO LET

Hybrid / Industrial Unit – 3,653 sq ft (339.34 sq m)

Unit 1 Cordwallis House, Cordwallis Steet, Maidenhead SL6 7BE



Description

The unit comprises of ground floor workshop space with first floor offices above. The unit is accessed via roller shutter loading door, to the rear for the workshop, plus pedestrian access door / reception to the front providing access to the modern first floor offices.

Externally the unit benefits from a 20ft container for additional storage and ample gated car parking in front of the unit.

Location

The unit is located within the established Cordwallis Industrial Estate, approximately one mile north of Maidenhead Town Centre. Principle access is via Cookham Road which links to the A4 (Bath Road) to the south and the A308 to the north

Accommodation

	Sq Ft	Sq M
Warehouse	1,857	172.54
Office	1,795	166.80
TOTAL	3,653	339.34

Storage Container 113 10.50

Approximate gross internal area.

Terms

Rental: £13.00psf. The rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT. Available from 1st February 2024.

Service charge: Not to be recovered.
Buildings Insurance: The current premium is £900 per annum

Rates Payable

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £45,000

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

Legal Costs

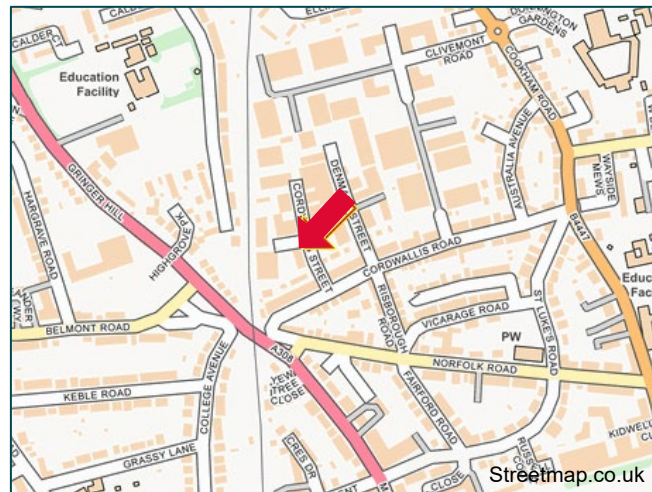
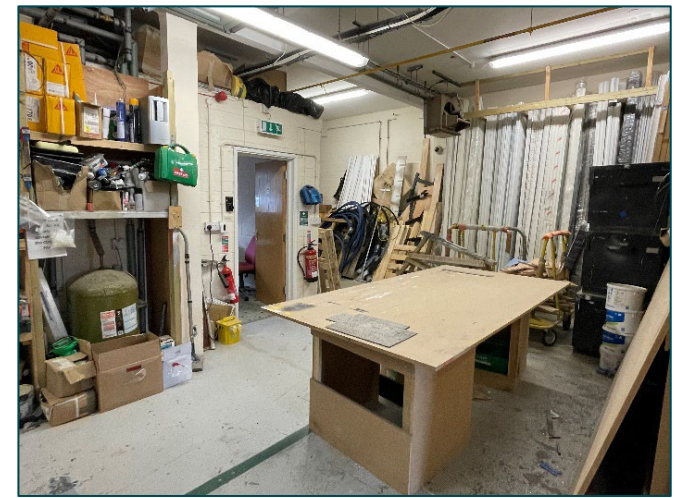
Each party to be responsible for their own legal costs.

EPC

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VAT

VAT will be charged on the quoting terms.



Contact

For further information, or to arrange a viewing, please contact the joint sole agents.



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SUBJECT TO CONTRACT

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Particulars dated October 2023. Photographs dated October 2023.

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