PROPERTY PARTCULARS

# Unit 4 Maidenhead Enterprise Centre Cordwallis Street Maidenhead Berkshire SL6 7BE

INDUSTRIAL/BUSINESS UNIT

TO LET

2,000 sq ft (186 sq m) approx. GIA.

**Code of Practice**

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website

– [http://www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk/)

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## LOCATION

Maidenhead Enterprise Centre is situated on Cordwallis Industrial Estate to the north of Maidenhead Town Centre, off Gringer Hill, leading to Marlow Road (A308). Access to the national motorway system is via the M4 Junction 8/9, approximately 1.5 miles south of the town centre. Maidenhead mainline station provides frequent direct services to London Paddington and Reading which has been further enhanced by the arrival of Cross Rail. The town benefits from its proximity to London Heathrow Airport which is located 15 miles to the south east.

**DESCRIPTION**

Unit 4 Maidenhead Enterprise Centre is a self-contained two storey business unit. The ground floor of the unit will be finished to a shell specification and benefits from 2.7m clear height with tenant access to a power operated loading door. The first floor is fitted out as offices with toilet and kitchen facilities..

The unit benefits from good natural light to the first floor offices, which are modern and open plan. There are toilet facilities at ground & first floor level. The estate has security fencing with access gates leading to Cordwallis Street at the front of the development.

**AMENITIES**

* Three phase power
* Electrically operated roller shutter doors
* Parking and cycle racks
* Toilet facilities
* CCTV security camera system
* 2 car parking spaces

**ACCOMODATION**

Ground Floor 1,000.00 sq. ft. (93.00 sq.m.)

First Floor 1,000.00 sq. ft. (93.00 sq.m.)

**Total 2,000.00 sq. ft.(186.00 sq.m.)**

*Approx gross internal area (GIA)*

## TENANCY TERMS

## Rental - £25,000.00 per annum exclusive

## The above rent is exclusive of business rates, service charge ( last three years expenditure available on request), insurance and utilities and may be subject to VAT. The current

## Service charge budget is £3,786.30 plus VAT per annum.

## The unit is available on a new lease outside the Security Provisions of the Landlord & Tenant Act 1954 Part II.

**VAT**

Unless otherwise stated rents an prices referred to or quoted in connection with this property do not include VAT which may be chargeable.

## BUSINESS RATES

We are verbally advised by RBWM that the rateable values for the current year are £25,250.00 per annum.

Please make your own enquiries with RBWM

## EPC

Energy rating C75

## LEGAL COSTS

## Each party to bear their own

## VIEWINGS

## Strictly by prior appointment via the agent Mark Potter T: 01628 969876 or 07970 783107

E: [mpotter@potterassociates.co.uk](mailto:mpotter@potterassociates.co.uk)

W: [www.potterassociates.co.uk](http://www.potterassociates.co.uk)

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