



Self Contained Business Unit

Unit 15

Woodlands Business Park, Woodlands Park
Avenue, Maidenhead, SL6 3UA

Industrial

TO LET

2,661 sq ft

(247.21 sq m)

- Electric roller shutter
- 4 car parking spaces
- 3 phase power
- Air conditioning on first floor

Unit 15, Woodlands Business Park, Woodlands Park Avenue, Maidenhead, SL6 3UA

Summary

Available Size	2,661 sq ft
Rent	£30,000.00 per annum exclusive
Rates Payable	£8,732.50 per annum approx, from April 2023.
Rateable Value	£17,500
EPC Rating	D (85)

Description

The ground floor benefits from an electric roller shutter door which is 2.42m high. Further benefiting from LED lights and solid concrete flooring. The first floor has two office/meeting rooms with double glazing, a kitchenette and WC located to the rear, along with a small partitioned storage room. There is rear access to the property.

Location

Unit 15 Woodlands Business Park is situated on an established business park on the outskirts of Maidenhead close to White Waltham Airfield. The A404 is approximately a 5-minute drive, with a direct link to junction 8/9 of the M4. This provides routes to either Reading or Heathrow.

Accommodation

The business unit comprises the following areas:

Name	sq ft	sq m
Ground	1,320	122.63
1st	1,341	124.58
Total	2,661	247.21

Viewings

By arrangement with sole agents.

Terms

Available for immediate occupation on a Full Repairing and Insuring Lease for a term to be agreed upon. The lease will be direct with the Landlord.

Business Rates

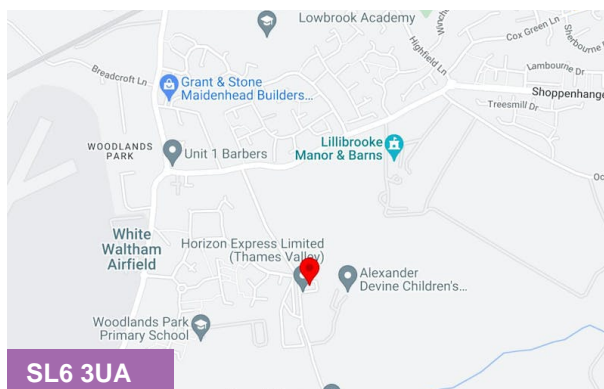
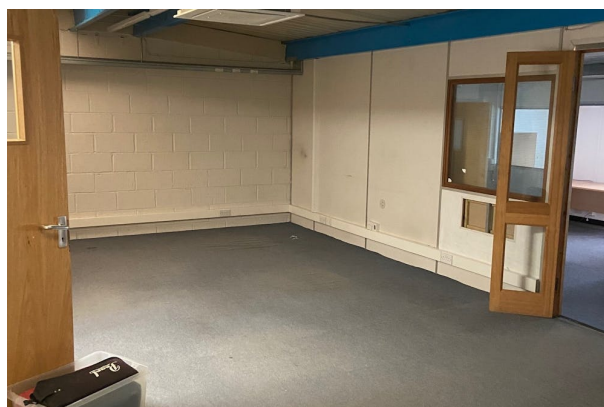
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for paying their own Legal Fees

VAT

All figures quoted are exclusive of VAT which we understand may be chargeable.



Viewing & Further Information



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