



Warehouse/workshop with offices and a generous yard

Unit 1

Millside Park, Winkfield, Windsor, SL4 4PX

Industrial

TO LET

4,614 sq ft

(428.65 sq m)

- Roller Shutter Door 3.7m wide by 3.5m high
- Eaves height of 4m to the front and almost 5m to the rear
- Office & showroom space (if required)
- Reception & loading area (if required)
- Staff welfare space, WC's, showers and kitchen
- Large front yard with generous parking

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Summary

Available Size	4,614 sq ft
Rent	£15.00 per sq ft
Rates Payable	£23,952 per annum
Rateable Value	£48,000
Service Charge	£1,303.91 per annum
EPC Rating	D (84)

Description

Millside Park is a development of converted warehouses, set in rural surroundings between Bracknell and Windsor. The unit has a welfare space comprised of showers, a break-out room, WC's and a kitchen. There is a reception and loading space alongside an area for a showroom. The unit includes an office space that has the option to be taken out. The building is a steel frame construction with internal block-work and profiled steel exterior cladding. The unit has a large and potentially enclosed yard area if required.

Location

The unit is located approximately 5 miles from Windsor, 4.5 miles from Bracknell and 5 miles from the M4 (Junction 6). There are excellent loading and parking facilities on the site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,686	249.54
Ground - Office	1,205	111.95
Ground - Staff Welfare	723	67.17
Total	4,614	428.66

Viewings

By arrangement with the agent only.

Terms

Available on a New Lease, for a term to be agreed. The lease will be direct with the landlord.

Legal Fees

Each party will be responsible for paying their own legal costs.

VAT

All figures are quoted exclusive of VAT, which is chargeable.



Viewing & Further Information



Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk



Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk

More properties @ pagehardyharris.co.uk