



Newly Refurbished Self Contained Business Unit

Unit D

Gladstone Industrial Estate, Maidenhead,
SL6 7XJ

Industrial

TO LET

1,460 sq ft

(135.64 sq m)

- Newly Refurbished
- 3 allocated car parking spaces
- EPC A (25)
- 3 Meter Height Manual Roller Shutter
- Loading Bay Area
- Three Phase Power

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Summary

Available Size	1,460 sq ft
Rent	£22,000.00 per annum exclusive
Business Rates	Business Rates have yet been valued at the property.
Estate Charge	£500 per annum approx
EPC Rating	A (25)

Description

Unit D Gladstone Estate is a self-contained semi-detached open-plan industrial unit. The unit benefits from a small loading bay to the front, a manual roller shutter door, three allocated car parking spaces, three phase power, and two WCs. There is a solid concrete flooring and three LED strip lighting with the addition of roof lights.

Location

Gladstone Estate is located on Denmark Street, which has an established industrial presence within Maidenhead. The A404 is approximately a 10-minute drive from the estate, which leads to Marlow going northbound or southbound towards J8/9 M4. The Maidenhead train station, which provides Crossrail and Elizabeth line services, is approximately a 5-minute drive or a 20-minute walk.

Viewings

By appointment only with the agent

Terms

A new Full Repairing and Insuring Lease for a term to be agreed upon, the lease will be direct with the landlord.

Business Rates

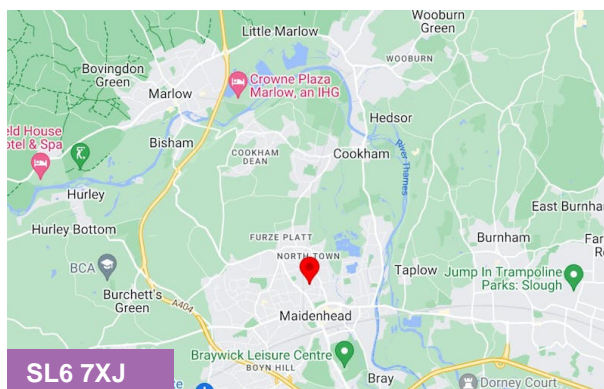
The tenant is responsible for paying business rates to the local authority.

Legal Cost

Each party is responsible for paying their own legal fees.

VAT

All figures are exclusive of VAT which may be chargeable.



Viewing & Further Information



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