



To Let

Warehouse Industrial Units On A Thriving Business Park

- 5.9m eaves
- Full height electric up and over doors
- 3 phase power and gas supply
- High bay lighting
- First floor offices

Units 11 & 12, Cordwallis Business Park

Maidenhead, SL6 7BU

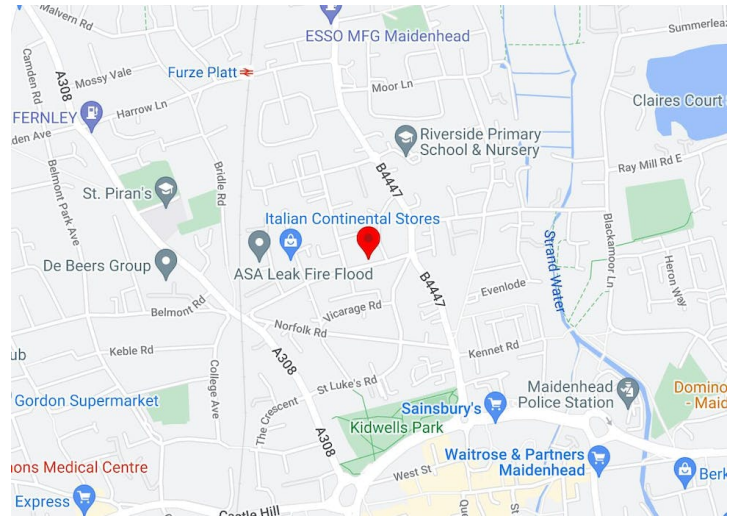
5,671 to 12,185 sq ft

526.85 to 1,132.02 sq m

Reference: #117563

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Summary

Available Size	5,671 to 12,185 sq ft / 526.85 to 1,132.02 sq m
EPC	Property graded as C-D (Unit 11 C(71), Unit 12 - D(94))

Description

Cordwallis Park is an established business campus combining approximately 150,000 sq ft of business/warehouse accommodation.

Location

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities.

Maidenhead Rail Station provides a regular service to London Paddington to the east and Reading to the west.

Junction 8/9 of the M4 motorway is within a few minutes drive giving access to Heathrow Airport and the M25 motorway. The M4 motorway (Junction 4) is accessed via the A404(M) link road.

Accommodation

The properties have been measured on a gross internal basis in accordance with the RICS Property Measurement (1st Edition)

Description	sq ft	sq m
Unit 11 - Gnd Floor	5,606	520.81
Unit 11 - FF Office	908	84.36
Unit 11 - Gnd/FF TOTAL	6,514	605.17
Unit 12 - Gnd Floor	4,758	442.03
Unit 12 - FF Office	913	84.82
Unit 12 - Gnd/FF TOTAL	5,671	526.85
Unit 11 & 12 Combined	12,185	1,132.02

Specification

WAREHOUSE

- 5.9 eaves - Full height electric up and over door
- 3 phase power and gas supply - High bay lighting

OFFICES

- Suspended ceiling with recessed lighting - Gas central heating
- Male / female WCs

EXTERNAL

- Generous demised car parking - Separate loading bay

Terms

The properties are available on a new Full Repairing and Insuring Leases to be agreed.

Legal Costs

Each party to bear their own professional and legal costs

Simon Woodruff

07873 623292
simon.woodruff@jll.com

Sarah Downes

07856 003033
sarah.downes@jll.com

Mitchell Brooks (Kempton Carr Croft)

07818 117021