



Warehouse/Industrial Premises

Unit B

Reform Road, Maidenhead, SL6 8BT

Industrial

TO LET

2,440 sq ft

(226.68 sq m)

- Available from January 2025
- Security Alarm
- 3 Phase Power
- 4 Parking Spaces

Unit B, Reform Road, Maidenhead, SL6 8BT

Summary

Available Size	2,440 sq ft
Rent	£24,000 per annum
Rates Payable	£6,611.75 per annum approx, from April 2023.
Rateable Value	£13,250
EPC Rating	D (81)

Description

The property comprises a modern mid terrace unit accessed via a roller shutter door, with the benefit of a small office area, gas blower heater and full mezzanine floor area.

Internal photos taken prior to the current tenant's occupation.

Location

Set in an established industrial location to the east of Maidenhead town centre with all its amenities, including the station, within walking distance. There is direct access onto to A4 from Reform Road. J8/9 of the M4 motorway are approx. 1.5 miles drive. Nearby occupiers include Toolstation, Jewsons, Screwfix and Gibbs & Dandy.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,337	124.21
Mezzanine	1,103	102.47
Total	2,440	226.68

Viewings

By prior arrangement with the agents. Please contact David Pearce -07921 820943.
d.pearce@pagehardyharris.co.uk

Terms

The premises are available on a new lease outside the security provisions of the 1954 Landlord & Tenant Act, for a term to be agreed at a commencing rental of £24,000 per annum exclusive.

Service charge of 1% of the annual rental will be charged to cover maintenance of common parts.

Business Rates

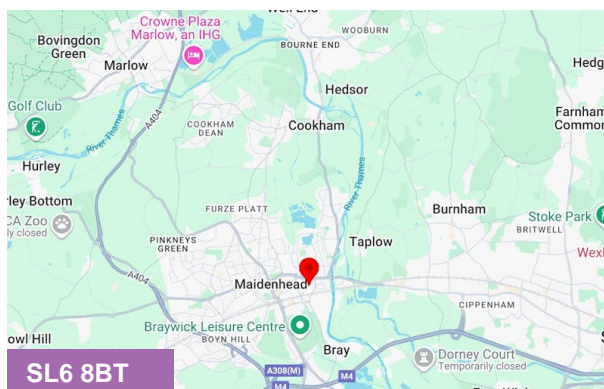
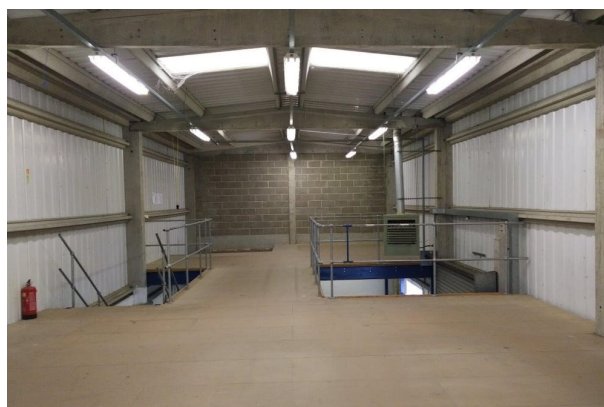
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

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



Viewing & Further Information



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