



## Maidenhead Trade Park

Priors Way, Maidenhead, SL6 2GQ

### Modern warehouse/trade counter Unit TO LET

**5,031 sq ft**  
(467.40 sq m)

- Modern warehouse/industrial unit (to be refurbished summer 2025)
- Minimum eaves height approx. 6.3m
- Roller shutter door
- 6 Car Parking spaces
- Ancillary office/kitchen and WC block
- Additional part-mezzanine storage area (up to 1,036 sq ft)

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## Summary

<b>Available Size</b>	5,031 sq ft
<b>Rent</b>	£15.50 per sq ft
<b>Business Rates</b>	Available upon request. We advise all parties to undertake their own enquiries to verify business rates payable with the local charging authority.
<b>Service Charge</b>	N/A
<b>VAT</b>	All terms are exclusive of VAT unless otherwise stated.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£0.51 per sq ft
<b>EPC Rating</b>	D

## Description

The available unit comprises a modern terraced warehouse/industrial trade counter unit, with a single loading door and 6 allocated parking space. (Under refurbishment in 2025). Nearby occupiers include: Maidenhead Tyres, Motor Parts Direct, HPS, Towelrads, BEW Electrical, K2 Global, and Pulsant.

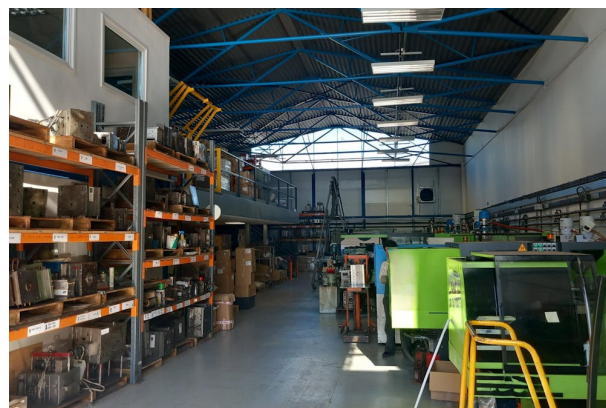
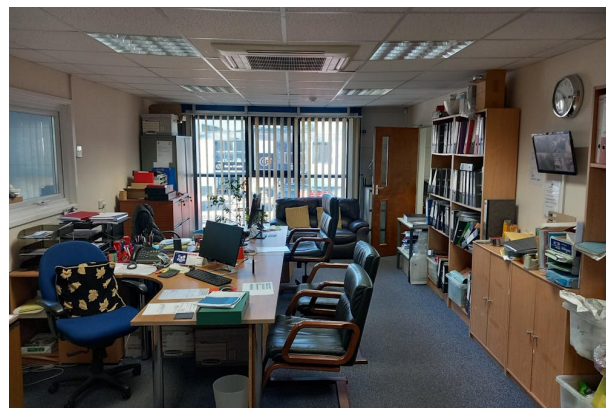
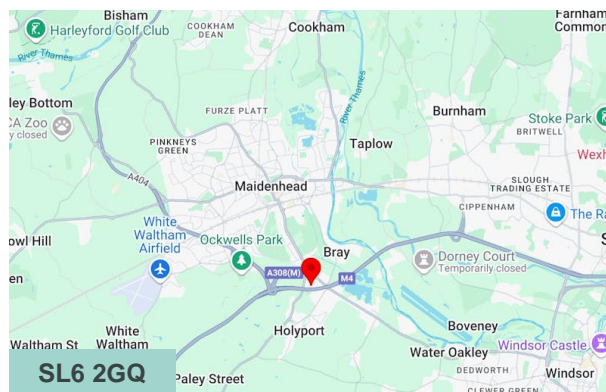
## Location

The property is located in Maidenhead Trade Park, on Priors Way, Maidenhead, offering easy access to junction 8/9 of the M4 (approx. 1.3 miles), Maidenhead Station (approx. 2.4 miles), and Maidenhead town centre ( approx. 2.5 miles).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse/Ancillary	4,411	409.80	Available
1st - Office/Ancillary	620	57.60	Available
Mezzanine - NB - Not currently included in total floor area	1,036	96.25	Available
<b>Total</b>	<b>6,067</b>	<b>563.65</b>	



## Viewing & Further Information



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